


REQUEST FOR PROPOSALS

The Fairfax County Park Authority, located at 12055 Government Center Parkway, Fairfax, Virginia 22035-1118, wishes to enter into an agreement with a private developer to develop and operate an indoor sports and recreation facility that can accommodate interscholastic high school indoor track meets, and other facilities at the offeror's discretion, in Chantilly, Virginia.

Interested parties may contact:



Charles Bittenbring
Director, Park Services Division
Fairfax County Park Authority
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Fairfax, VA 22035-1118
703-324-8585
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Requests for Proposals (RFP) may be:

Accessed on the Fairfax County Park Authority web page at:

Picked up at Fairfax County Park Authority Administrative Office after 12:00 p.m. on April 18, 2005.



FAIRFAX COUNTY PARK AUTHORITY

12055 Government Center Parkway, Suite 927
Fairfax, VA 22035-1118



REQUEST FOR PROPOSALS
FOR A
PUBLIC/PRIVATE AGREEMENT
TO DEVELOP AND OPERATE
A PUBLIC RECREATION CENTER
AT
Cub Run RECenter
CHANTILLY, VIRGINIA

Fairfax County Park Authority
12055 Government Center Parkway
Suite 927
Fairfax, Virginia 22035-1118

TABLE OF CONTENTS

Section I	Overview	Page 4
Section II	Scope of Work	Page 6
Section III	Site and Region Information	Page 9
Section IV	Submittal Requirements	Page 12
Section V	General Proposal Information	Page 15
Appendices		
Appendix A	Lease Proposal Form	Page 24
Appendix B	Small and Minority Business Form	Page 26
Appendix C	Construction Safety Certificate Resolution.....	Page 27
Appendix D	Indoor Track Specifications	Page 31
Appendix E	Non-Competing Activities.....	Page 35
Appendix F	Senior Center Specifications.....	Page 36
Appendix G	FCPA Background.....	Page 38
Appendix H	Cub Run Site Master Plan http://www.fairfaxcounty.gov/parks/gmp/westrecreport.htm	
Appendix I	2232 Application Package	
Appendix J	Cub Run RECenter Site Plan	

SECTION I

OVERVIEW

- 1.1 The purpose of this Request for Proposals (RFP) is to choose a qualified party who will enter into an agreement with the Fairfax County Park Authority (hereinafter referred to as FCPA) to develop and operate an indoor sports and recreation facility in western Fairfax County, Virginia. This facility, hereafter referred to as the “Field House,” will provide facilities that are complementary to those being developed and operated publicly by the FCPA in an adjacent building on the same site (the Cub Run RECenter).
- 1.2 The Cub Run RECenter, opening April 2005, designed by Grimm and Parker Architects and constructed by Zadmir Enterprises, is the ninth public recreation center facility developed and operated by the FCPA in Fairfax County. It contains approximately 66,000 square feet and includes: a two pool natatorium featuring separate competitive and leisure pools, fitness facilities for strength training and cardiovascular equipment, multi-purpose class/meeting rooms and associated support facilities. In addition, the FCPA has reserved 28,000 square feet for a future addition to the RECenter that is currently envisioned to be a second competitive swimming pool and related support facilities. Services offered at the Cub Run RECenter are similar to those provided at other FCPA operated RECenters (see the FCPA web site at <http://www.fairfaxcounty.gov/parks/> for services and programs offered).
- 1.3 As a part of the planning for the Cub Run RECenter, the FCPA commissioned a market feasibility study conducted by Brailsford and Dunlavy in conjunction with Hughes Group Architects. The study was completed in the spring of 1999. Study findings revealed an upscale market, containing a large percentage of households with both active leisure lifestyles and a high degree of interest in the types of recreational pursuits that could be offered in a new recreation center. Analysis indicated demand for significantly more recreational square footage than the FCPA could afford to develop at the Cub Run RECenter.
- 1.4 The Park Authority has approval through the 2232 process (see Section III, Paragraph 3.5) to develop and operate up to 254,000 square feet of indoor recreation facilities on the site, including both the Cub Run RECenter and the Field House. The offeror would be authorized to develop and operate up to 160,000 square feet in the Field House under a land lease arrangement with the FCPA. At a minimum, the Field House must be able to provide facilities for High School interscholastic track meets that comply with the standards of the Federation of State High School Associations and space capable of being used as an auditorium/meeting space with total seating of 4,000 (see Section II, Paragraphs 2.4 and 2.5 and Appendix D). Other Field House components are at the discretion of the offeror, so long as they complement, not compete with, facilities included in the Cub Run RECenter and address the unmet recreational needs of those that live and work in western Fairfax County (Competing services are defined in Appendix E. FCPA reserves the right to eliminate from consideration any proposals that include competing services.)

- 1.5 The County is also seeking a location for a Senior Center to serve the western portion of the county. The Senior Center would require a minimum of 15,000 square feet including three meeting rooms, three offices, and storage. If the developer is able to incorporate space for this facility into the Field House, the county would commit to a long-term lease for use of the space, subject to annual appropriation. (See Section 2.6 and Appendix F)
- 1.6 The selection of the top rated offeror will be made based on a two-step process. Written responses to this RFP will be evaluated and a short list of top ranked offerors will then be interviewed. Selection of the top rated offeror will be based on the evaluation factors specified within this RFP. The Fairfax County Park Authority Board and the Fairfax County School Board must approve the selection of the top rated offeror. The selection process is intended to be concluded by October 2005, in accordance with the timeframes set forth in this RFP. Contract negotiations with the top rated offeror will begin once the selection has been approved.
- 1.7 Offerors will be responsible for all costs associated with development of their proposal, whether selected or not.
- 1.8 The successful offeror will be responsible for all planning, design, permitting, construction, operation and maintenance costs relating to the Field House facility as agreed upon with the FCPA.
- 1.9 The Park Authority is interested in developing the second swimming pool at Cub Run RECenter as soon as possible. Due to the scope of needs for park facilities, as identified in the Needs Assessment completed in 2003, funding for this facility will not be available until well into the future. Therefore, the Park Authority is willing to consider proposals that offer to construct or make an up-front cash contribution to construction of the swimming pool in lieu of regular lease payments. (See Section 5.7 2).

SECTION II

SCOPE OF WORK

- 2.1 The FCPA is constructing and will operate an approximately 66,000 square-foot recreation center. The facility will include a 25 yard x 25 meter competitive swimming pool, a 5,000 square-foot leisure pool, 10,000 square-foot fitness area with cardiovascular and weight equipment, and 5,000 square feet of meeting/class room space. This center will be part of the existing system with reciprocal use privileges with the existing centers and customers. In addition, the FCPA has reserved 28,000 square feet for a future addition to the RECenter that is currently envisioned to be a second competitive swimming pool and related support facilities.
- 2.2 Service needs within the Sully District exceed that which can be provided at this RECenter and the FCPA does not have any other funds available to supplement and complement the planned facility. The FCPA desires to provide through this RFP additional facilities to enhance visitor experiences, meet other service needs, and to develop a comprehensive, financially self-sustaining, public sports and recreation facility. The Field House must be able to accommodate an indoor track facility that at a minimum meets the specifications in Paragraph 2.4 and space capable of being used as an auditorium/meeting space with total seating of 4,000, both of which must provide for school priority access as defined in Paragraph 2.5. The ideal facility would include indoor track facilities that meet all the specifications in Appendix D. The final approach to meeting the indoor track requirement is subject to approval by the FCPA and the Fairfax County Public Schools (hereinafter referred to as FCPS). The offeror may also propose other elements that serve daily sports and recreational needs of the community but are not in direct competition with the public recreation center components to be developed and operated by the FCPA on the same site (see Appendix F). This facility will supplement the FCPA's recreation center system and, therefore, should seek to (1) meet community need, (2) provide financial considerations to the FCPA, and (3) minimize adverse financial impact on the FCPA's recreation center operations.
- 2.3 The total size of the facility must be compatible with the Conceptual Development Plan as approved by Fairfax County, as shown in the Master Plan Report. The total square footage of both the FCPA RECenter and any facilities developed by the offeror may not exceed 254,000 square feet. Total square footage available for development by the offeror is 160,000.
- 2.4 The facility must be designed in such a way that it can accommodate competitive indoor track meets for FCPS and auditorium/meeting space with total seating of 4,000. The offeror may meet these requirements at three levels:
1. At a minimum, the proposed facility must be able to accommodate indoor high school interscholastic track meets with a facility that meets the standards of the National

- Federation of State High Schools Associations and the offeror will be required to provide time and equipment for meets;
2. More favorable consideration will be given to proposals that provide for spectator seating for indoor track competitions;
 3. Additional consideration may be given to proposals that provide a permanent indoor track as defined in Appendix D.
- 2.5 The FCPA and the FCPS will require that the facility for indoor track and the auditorium/meeting space for graduation activities be available for use by the schools for high school meets and graduation ceremonies and parties on a rental basis at the lowest rates charged by the offeror to other users who use the facility to the same degree as the FCPS, with priority and guaranteed access for activities defined below. The frequency and rates for these accesses are subject to negotiation with the top rated offeror before a final agreement is reached. Other FCPS school use will be negotiated on a case-by-case basis with FPCS receiving preferential rates.
1. Track season runs from November through March. Meets are held on Friday evenings and all day Saturday.
 2. Auditorium/meeting space shall be available for graduation ceremonies/parties. These events occur over a four-day period in Mid-June.
 3. The FCPS is also interested in using the auditorium/meeting space track facility for concerts, band recitals, and other events that will require the availability of removable seating that can be set up in the track/playing court area for spectators and participants.
- 2.6 The offeror is encouraged to provide space for the Senior Center to provide both needed services and a reliable revenue stream. Portions of the Senior Center may be able to be used by the developer at hours that the Senior Center is not in operation. The county would require that lease rates for the Senior Center space be at the lowest rates charged by the offeror to other users and take into account the revenue potential from shared use of space. The Senior Center may also wish to use other portions of the Field House, subject to the nature of facilities included and the rates charged for use. The schedule for use and lease rates are subject to negotiation with the top rated offeror before a final agreement is reached. (See Appendix F) More favorable consideration may be given to proposals that include the Senior Center
- 2.7 The offeror will develop and operate its facilities with separate and independent operation and fees from the FCPA facilities, although it is desired that the Field House design and materials will coordinate with the FCPA RECenter for aesthetic purposes and will be oriented in such a way that will facilitate use of both facilities.
- 2.8 The FCPA is constructing 300 parking spaces to accommodate users of the RECenter. The offeror will be required to provide 500 parking spaces to serve the Field House. Parking shall be configured in a manner that will make parking for the entire site unified. The FCPA and offeror will execute a Reciprocal Easement Agreement that permits each to use parking developed by the other.

2.9 The FCPA, FCPS, and Fairfax County are not able to participate financially in any manner in the design, development, or operation of the Field House. This includes construction of additional infrastructure not already in place, and any form of credit enhancement including provision of a moral obligation to support financing of the project, loan agreements, standby use agreements, or any other means.

2.10 The FCPA desires that the successful offeror meet the tentative schedule outlined below. This schedule is subject to change, as necessary, to assure proper review of proposals and negotiation of a final agreement.

2.11 Tentative schedule:

FCPS approval of Request for Proposal (RFP)	4/2005
FCPA approval of RFP	4/2005
Pre-Proposal meeting	5/10/2005
RFP proposals due	7/29/2005
FCPS approval of Offeror	10/2005
FCPA approval of Offeror	10/2005
FCPS approval of development agreement	5/2006
FCPA approval of development agreement	5/2006
FCPS approval of schematic plan	TBD
FCPA approval of schematic plan	TBD
Open the facility	9/2007

SECTION III

SITE AND REGION INFORMATION

- 3.1 The site for the Cub Run RECenter and Field House is located in the extreme western portion of Fairfax County on Tax Map 43-2 ((1)) portions of parcels 1 and 1A, and all of parcel 12C (see the Master Plan Report Appendix G). The portions of parcels 1 and 1A is an area of approximately 28 acres and parcel 12C is approximately nine acres. The parcels are bounded by the Westfield High School site on the south, Cub Run stream to the west, Stonecroft Boulevard to the east and three privately owned parcels to the north. The site lies at the north end of more than 2,300 acres of parkland, most of which was recently acquired. These parcels of parkland will ultimately be linked from north to south by 6 miles of trails. Most of this parkland is undeveloped at this time. However, across Cub Run to the west is the FCPA's Richard Jones Park with the Pleasant Valley Golfers Club, which was constructed and is being operated through a Land Lease Agreement between the FCPA and a private golf company.
- 3.2 The Cub Run RECenter occupies approximately 21 acres on parcels 1 and 1A.
- 3.3 The entrance into the RECenter site from Stonecroft Blvd. exists with a right turn lane and will be shared by the school, the RECenter, and the Field House.
- 3.4 The RECenter site is under FCPA management through a lease agreement, executed December 17, 1999, with the FCPS.
- 3.5 The FCPA has completed the basic planning processes typically required in Fairfax County for the site. The FCPA has approved a master plan for the site. In addition, the Fairfax County Planning Commission has approved the indoor recreation use, the building(s) gross square footage, the location of the buildings(s) and parking on the site, and 800 parking spaces, as required by the state code section 2232. The state code requires local Planning Commissions to approve land uses that will take place on government owned property. The Site Master Plan Report, Appendix G, shows the Conceptual Development Plan that was approved as part of both the master plan and the indoor recreation use.
- 3.6 The site is wooded and is generally flat or gently rolling and slopes to Cub Run to the west.
1. *Soils*: The Field House is planned to be located on soils designated 62B2 and 104C2 on the site based on the county soils maps. These soils are rated good for foundation support, fair for subsurface drainage, and poor to marginal for infiltration used in storm water control. However, shallow depth to bedrock and perched water table are likely. Parking required by the Field House will be located on high shrink-swell problem soils. The Conceptual Development Plan (see Appendix H) shows no development within the flood plain. The master plan report provides a soils map and further information on the soils. There has been no subsurface investigation of soil conditions for the field house. A copy of the subsurface investigation for the Cub Run RECenter is available for information.

Construction activity of the Cub Run RECenter encountered significant, very dense igneous rock that could only be removed by blasting or hoe ram. A total of 5,800 cubic yards of rock material was excavated during the construction of the RECenter. Due to the proximity of the RECenter, blasting is not considered to be a safe or viable option for construction of the Field House.

2. *Utilities:* All utilities necessary to operate the Field House are readily available to serve this site. The FCPA has provided:
 - (a) Water line sized to accommodate the needs of the Field House, brought to the intersection of the entrance to the turn-around and the western end of the Recreation Center parking area and with a stub out to the edge of the Premises;
 - (b) Utility corridor parallel to the access road with conduits sized to accommodate Cable television, fiber optic and telephone cables for the Field House, and conduits under turnouts only for power, with the Lessee being responsible for the provision of the utilities in the utility corridor, including conduit under future roads from the access road to provide for general site lighting, parking lot lighting, and extension of all utilities beyond the demarcation points at the RECenter;
 - (c) Sanitary sewer is available at the Cub Run main trunk line on the site.
3. *Site Sign-* A single sign at the entrance from Stonecroft Boulevard was approved by the Fairfax County Zoning Office. The sign has the name of the RECenter and changeable message capability that will be programmed by FCPA for the benefit of both FCPA and Lessee. Lessee may add the name of their facility to the sign. Lessee will be responsible for the cost of adding their name to the sign and will be expected to pay one-half (1/2) the cost of repair and maintenance beginning the date of opening of the Field House. Lessee will reimburse FCPA for its share of maintenance and repair costs within thirty (30) days of receipt of invoice. Lessee will also be permitted to place the Field House name on the Field House and to install interior site directional signs as mutually agreed to between Lessee and FCPA;
4. *Parking* Approximately three hundred (300) parking spaces to meet the zoning requirements of the RECenter. The Field House is responsible for constructing parking spaces required by zoning to meet Field House service demands. A design layout as part of the site master plan can be provided for information.

Three turn outs are provided along the main access road marking the entrance to the future Field house parking lot.

5. *Storm Water Management/BMP:* The existing storm water management pond, which occupies a prominent spot in the south central part of the site, has been sized to accommodate a portion of the development at this site. The existing pond capacity and use by the offeror as defined below:

20,038 cubic feet of capacity for a two (2)-year storm and 62,726 cubic feet of capacity for a ten (10)-year storm in the existing storm water management pond to accommodate a portion of the increased runoff resulting from development of the Premises, the maintenance of which shall be provided by the School Board. Lessee shall be billed by Fairfax for a proportionate share of Fairfax's cost of maintenance, such proportionate share to be determined by multiplying such cost by a fraction, the numerator of which is the number of cubic feet in the pond available to serve the storm water management requirements for the increase in runoff from the Premises after a two (2)-year storm and the denominator of which is the total capacity of such pond to serve all property for a two (2)-year storm (such fraction to be determined no later than approval of the storm water management plan for the Field House).

Additional storm water management facilities required to accommodate runoff from the Field House and related infrastructure must be provided by the offeror in a manner and location that does not adversely impact the RECenter or future addition.

Storm structures are located along the access road to accommodate run-off from the Field house parking.

SECTION IV

SUBMITTAL REQUIREMENTS

Proposals must be submitted in the format outlined below. Each section of the proposal must be clearly identified with appropriate headings.

4.1 Business Organization - State the full name and address of your organization and, if applicable, the branch office or other subordinate element that will perform, or assist in performing, the work hereunder. Indicate whether it operates as an individual, partnership, or corporation; if as a corporation, include the state in which it is incorporated. State whether it is licensed to operate in the Commonwealth of Virginia and state its license number. In order to review the financial competency of your firm to be able to carry out this project in the phases of construction and the proposed upon term of operation, include the following:

1. A profit/loss statement for the past 5 years
2. An asset/liability statement
3. A financial plan for the project

4.2 Management Summary -

1. *Capability and Qualifications*: The written proposal should indicate the ability of the offeror to meet the terms of the RFP, especially financing capabilities, similar project experience, operation of the facility and other information indicating the capabilities and qualifications of the offeror. The demonstrated ability to implement projects within an accelerated schedule is important.
2. *Qualified Participants*: The written proposal should indicate the competence of companies or individuals that the offeror intends to involve in the project. Qualifications will be measured by experience on similar projects. Emphasis will be placed upon the qualifications of the Project Manager and the amount of his/her dedicated management time planned for this project by the offeror.

4.3 Description of Recreation Concept - Provide a narrative summary description of the proposed project and of the final product that will be delivered. Explain in concise terms the recreation concept that is being proposed. The description shall contain an overview of the business that describes the following:

1. The facilities and services being provided;
2. The market niche the recreation concept targets, why it is needed, what benefits it offers for both the community and the FCPA;
3. Facility hours of operation and schedule, including general use versus private rental hours.
4. Programs and services to be offered within the facility.

5. Access to the Field House and other facilities by the FCPS for indoor track practices and meets, graduation ceremonies, graduation parties, and special events, including access schedule, frequency, and fees for school use.
6. Why the offeror feels the concept will be successful/profitable.

4.4 Plans -

1. Provide schematic plans of the Field House showing the amount of space for each activity, spatial relationships between activities, and the relationship between the RECenter and Field House. Plans should include a description of construction materials to be used.
2. Provide a conceptual site plan by a Virginia Licensed Engineer or Virginia Certified Landscape Architect showing the Field House and the 500 required parking spaces in relationship to the RECenter and RECenter parking.

4.5 Market Analysis - Offerors shall identify key customer target markets and attendance potentials through a review and analysis of market area demographics, recreational interests and competitive factors. In addition, offerors must be able to establish a clear connection between the market opportunities and attendance potentials identified in this section and the revenue projections shown in the subsequent financial pro forma (see 4.7).

4.6 Proposed User Fees - Provide a list of all proposed user fees for the facilities being offered, including daily fees, memberships, rental fees, estimated or sample class fees, etc. Offerors may propose as part of their user fee proposal a combined use pass that would allow users access to both facilities at this site.

4.7 Business Plan - Provide a complete business plan that includes funding sources, financial partners, and pro-forma. The pro forma shall be for a ten-year period that annually identifies: projected revenues and expenditures in key areas, gross revenues and expenditures, and net revenues both before and after payments to the FCPA and debt service. A statement of assumptions on which the projections were based shall accompany the pro forma.

4.8 Proposed Work Schedule - Provide a technical plan for accomplishing the work in the development process, including design and construction schedules.

4.9 Prior Experience - List specific types of experience your group has had in the following areas:

1. Recreation facility financing, design, construction and operation.
2. Experience with contractual agreements regarding proposed facility construction and operation.
3. Has there ever been a serious accident at any of your facilities, either during construction or operation? If yes, please describe.

4. Have you ever filed for bankruptcy? If yes, please describe.
 5. Proposals submitted should include, in this section, descriptions of qualifying experience to include description, costs and starting and completion dates of projects both successfully completed and not completed. Also, include the names, addresses, and phone numbers of at least three responsible officials of the client's organization who may be contacted as a reference.
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- 4.10 Construction Safety Resolution – Proposed construction contractor must comply with the Construction Safety Resolution (Appendix C) as if this were an FCPA construction contract and must complete the Certification of Safety Violations at the end Appendix C at the time of the development agreement.
 - 4.11 Additional Information and Comments - Include any other information that is believed to be pertinent but not specifically asked for elsewhere.
 - 4.12 Small and Minority Business - Complete the attached Small and Minority Business Enterprises Statement (Appendix B) and include with your proposal.
 - 4.13 Security for Faithful Performance - The successful offeror will be required to post adequate security to assure completion of the project and payment of all contractors. Such security may be in the form of Performance Bonds, Labor and Material Bonds, letter of credit, escrow deposit, or other instrument(s) as mutually agreed between the offeror and the FCPA. The offeror must submit evidence of financial capability to post security for the project with the proposal.
 - 4.14 Lease Proposal – Complete and submit the Lease Proposal (Appendix A) with the package.

SECTION V

GENERAL PROPOSAL INFORMATION

- 5.1 Issuing Office - This RFP is issued by the FCPA. All correspondence regarding this RFP should be addressed to:

**Fairfax County Park Authority
Charles Bittenbring
Director, Park Services Division
Suite 927
12055 Government Center Parkway
Fairfax, Virginia 22035-1118
(703) 324-8585**

- 5.2 Incurring Costs - The FCPA is not liable for any costs incurred by prospective offerors.
- 5.3 Pre-Proposal Meeting/Questions - A pre-proposal submittal meeting will be held at 10:00 a.m., May 9, 2005 at the FCPA Offices, 12055 Government Center Parkway, Fairfax, Virginia, in room 107 on the first floor. The purpose of the pre-proposal meeting is to give the potential offerors an opportunity to ask questions and to obtain clarification about any aspect of this Request for Proposals. The pre-proposal meeting is for information only. Any answer furnished will not be official until verified in writing by the FCPA. Answers that change or substantially clarify the RFP will be affirmed in writing; copies will be provided to all those in attendance and who have picked up the RFP.
- 5.4 Proposals - Proposals are due to the issuing office listed above by 4:30 p.m., July 29, 2005. To be considered, each offeror must submit a complete response to this RFP, using the format provided in Section IV. The proposal must be signed in ink by an official authorized to bind the submitter to its provisions. The proposal must remain valid at least one year. Prospective offerors are responsible for the timely receipt at FCPA of their proposal. Late proposals will not be considered or accepted.
- 5.5 Acceptance of Proposal -
1. The FCPA reserves the right to not to accept any and all proposals received after the deadline or that do not comply with proposal guidelines and requirements.
 2. The FCPA reserves the right to negotiate with the top rated offeror on minor changes in the scope of the project or the specifications of the RFP or other Contract requirements to assure that the facility and payment agreements are in the best interest of the FCPA and its users.

3. If negotiations are successful, a final agreement will be executed between the FCPA and the successful offeror based upon the contents of this RFP, the offeror's proposal, and any negotiations agreed to between the FCPA and the offeror.
 4. If the FCPA and the top rated offeror are unable to reach final agreement, the FCPA may terminate negotiations with that offeror and begin negotiations with the second rated offeror, or may make no award and terminate all negotiations.
- 5.6 Selection Process - Responses to this RFP will be evaluated by a selection committee. The selection committee will be comprised of representatives from the FCPA, FCPS, and may include representative(s) from other County agencies. An agreement will be negotiated with the offeror whose proposal best meets the selection criteria, set forth herein, and is approved by the Fairfax County Park Authority Board and the Fairfax County School Board. All agreements are subject to approval by the FCPA. All proposals will be evaluated as follows:
1. Evaluation of Technical Proposals
 2. Review of Lease Proposal for top rated offerors.
 3. Presentation/Interview with top rated offerors.
 4. Selection Committee recommendation to FCPA.
- 5.7 Selection Criteria – All proposals must include the required facilities and commitment to access by FCPS for activities as described in Section II, Paragraphs 2.4 and 2.5.
1. Technical Proposals will be evaluated on:
 - a. How well the proposal meets the objectives of the request, as described in Section II, Paragraph 2.2.
 - b. The degree to which the proposal addresses indoor track and auditorium/meeting space requirements, as described in Section II, Paragraph 2.4. Inclusion of elements from Appendix D may be given additional consideration.
 - c. Inclusion of the Senior Center as defined in Appendix F.
 - d. The components and nature of the facilities proposed in relation to community needs as demonstrated in the offeror's market analysis as well as avoidance of competition with FCPA RECenter facilities.
 - e. The proposed pricing and user fees.
 - f. The qualifications and experience of the offeror's project team.
 - g. Clarity of offeror's proposal and presentation.
 - h. Commitment to meet time schedule outlined in Paragraph 2.10.
 - i. Strength and clarity of project financing.
 2. Lease Proposal: Emphasis will be placed on the financial remuneration that the offeror proposes to remit to the FCPA as payment on the agreement. Both the amounts of the lease payments and the payment structure will be part of the evaluation. Proposals that offer to construct or make a financial contribution to construction of the second swimming pool for the Cub Run RECenter may be judged more favorably.

5.8 Interviews – Short listed top ranked offerors may be required to make an oral presentation of their proposals to the FCPA. This presentation provides an opportunity for the offeror to clarify the proposal. Offerors are advised that, in the event of receipt of an adequate number of proposals, which, in the opinion of the FCPA, require no clarification or supplementary information, such proposals may be evaluated without further discussions.

1. Thus, proposals should be submitted initially on the most complete and favorable terms which offerors are capable of submitting. Should proposals submitted require additional clarification or supplementary information, offerors should be prepared to submit such clarification or information, in a timely manner, upon request.
2. Interviews: Presentations, if requested, will take place at the FCPA offices at 12055 Government Center Parkway, Fairfax, Virginia, at a date and time to be determined. The offeror shall conduct the presentation, with an official of the proposed offeror as the spokesperson. All major participants in the offeror's development team should be present and identified as to their respective roles; they may or may not participate in the presentation at the offeror's discretion.
3. Each firm, if requested, will have up to one (1) hour to present their proposal and a question and answer period will follow.
4. The structure of the presentation shall be as follows:
 - a. Introduction of Project Team and breakdown of individual responsibilities;
 - b. Review of successfully completed projects, with a detailed discussion of a project similar to the Field House.
 - c. Description of proposed recreation concept, including the facilities and services being provided and the offeror's assessment of why the concept is desirable.
 - d. Discussion of proposed design approach to this project. Specifically address:
 - Philosophy of your proposed design approach as it affects use, operations, maintenance, and facility character.
 - Preliminary ideas on access, relationship of spaces and activities, etc. using preliminary plans, sketches, photographs, or other graphic means.
 - Preliminary ideas on relationship to the RECenter in terms of physical structure and operations
 - Strategies for maintaining environmental quality during construction and post-construction.
 - e. Discussion of Lease Proposal, Agreement, and Financing Strategy
5. Summary and Questions

5.9 Agreement Terms - The agreement offered to the successful offeror will include, but not be limited to, provisions for the items noted below.

1. *Project Control*: The final agreement and contract with the successful offeror will include an approved work plan which includes the following:
 - a. The offeror's revised project organizational structure.
 - b. The offeror's organizational table with names and titles of personnel assigned to the project.
 - c. The project development breakdown showing the sub-projects, activities and tasks, and resources required and allocated to each.
 - d. The time-phased plan and/or schedule in form of a flow-chart analysis for completing the project.
 - e. Original insurance coverage certificates for construction and operation.
2. *Security for Faithful Performance*: The final agreement will require the successful offeror to post adequate security to assure completion of the project and payment of all contractors. Such security may be in the form of Performance Bonds, Labor and Material Bonds, letter of credit, escrow deposit, or other instrument(s) as mutually agreed between the offeror and the FCPA.
3. *Indemnification*: The offeror hereby agrees to indemnify and hold harmless Fairfax County, Virginia; the FCPA, and the FCPS, their officers, agents and all employees and volunteers, from any and all claims for bodily injury, personal injury, and/or property damage, including cost of investigation, all expenses of litigation, including reasonable legal fees and without limitation reasonable value of legal services if provided by the Fairfax County Attorney's Office, and the cost of appeals arising out of any claims or suits which result from errors, omissions, or negligent acts of the contractor, his subcontractors and their agents and employees.

The terms of any lease agreement culminating from this RFP will include language regarding indemnification in substantially the following form:

Indemnification of FCPA and FCPS. Lessee shall indemnify and hold FCPA and FCPS staff and Boards harmless from and against all liability, judgments, claims, demands, suits, actions, losses, penalties, fines, damages, costs and expenses, including cost of investigation, all expenses of litigation, including reasonable legal fees and without limitation reasonable value of legal services if provided by the Fairfax County Attorney's Office, and the cost of appeals, due to or arising out of or from: Any breach, violation or nonperformance of any covenant, condition, provision or agreement in this Lease set forth and contained on the part of Lessee to be fulfilled, kept, observed and performed, and

Claims of every kind or nature, arising out of the use and occupancy of the Premises and/or the Improvements (and/or the construction, alteration, etc. thereof) by Lessee, including without limitation, any damage to property occasioned or arising out of the

use and occupancy thereof by Lessee, or any injury to any person, including death resulting at any time therefrom, occurring in or about the Premises or the Improvements.

4. *Insurance*: The offeror shall purchase and maintain such insurance as will protect them from claims which may arise out of or result from all of the offeror's operations under the lease, whether such operations be by themselves or by any subcontractor or by anyone directly or indirectly employed by any of them, or by anyone for whose acts may be liable.
 - a. The insurance shall be written for not less than the limits of \$5,000,000 per occurrence/aggregate (except as required by statutory law for workers' compensation) and shall include contractual liability insurance as applicable to the offeror's obligation under the indemnification clause of the contract.
 - b. Before starting work, the offeror must furnish to the FCPA, an original certificate(s) of insurance naming the County of Fairfax and FCPA as an additional insured and evidencing the coverage required of a minimum of \$3,000,000 coverage for each required policy type. Required policy coverages shall include general liability, automobile liability, professional liability, workers' compensation (statutory limits), contractor liability and builder's risk coverage ("100% of the insurable value of the contract). Any other coverages or changes to these requirements will be considered should the terms and conditions of the contract services change and may be subject for inclusion as part of the executed agreement.
 - c. A copy of the original certificate will be reviewed and approved by Fairfax County Risk Management Division. These certificates shall contain a provision that coverages afforded under the policies will provide a forty-five days cancellation written notice to be provided to the FCPA. Upon execution of a contract with the offeror, the Fairfax County Risk Management Division will provide the specific insurance specifications that will apply to this contract and operation.

The terms of any lease agreement culminating from this RFP will include language regarding insurance in substantially the following form:

Property Insurance. At all times during the Term after the Improvements have been constructed on the Premises, at its own cost and expense, Lessee shall keep or cause to be kept on the Improvements and all fixtures owned or leased by Lessee and installed in or used in connection with the Premises or with the Improvements, including all alterations, renovations, replacements, substitutions, changes, and additions thereto, insured against loss or damage by fire, vandalism, malicious mischief, sprinkler leakage (if sprinklered), in an amount equal to the Full Insurable Value thereof, hereinafter defined. The term "Full Insurable Value" shall mean actual replacement cost. Such Full Insurable Value shall be determined from time to time at the request of FCPA (no more often than once every two (2) years) but at the expense of Lessee by the fire

insurance carrier carrying the highest amount of fire insurance on the Premises or its agent, or by an appraiser selected by Lessee that is experienced in insurance appraisals who is approved in writing by FCPA, which approval shall not be unreasonably withheld, delayed or conditioned. The failure of FCPA to request such appraisal shall not release Lessee from its obligations hereunder. Policies shall be written to include Lessee and FCPA, FCPS, and the County of Fairfax as insureds "as their interests may appear."

Liability Insurance. At all times during the Term, at its own cost and expense, Lessee shall provide and keep in force commercial general liability insurance in standard form on an occurrence basis if available and if not, then on a claims made basis, protecting Lessee against bodily injury, death, property damage, personal injury and advertising injury, in either case in an amount not less than Three Million Dollars (\$3,000,000) per occurrence and with an annual aggregate limit of not less than Five Million Dollars (\$5,000,000), (subject to adjustment every ten (10) years to reflect the increase, if any, in the Consumer Price Index for all Urban Consumers (1996=100), Washington, D.C.-Baltimore MSA, All Items, published by the United States Department of Labor, Bureau of Labor Statistics, or any substitute or successor index published by any successor governmental agency). All such policies shall cover the entire Premises and the Improvements, including parking, common areas, means of access and roadways therein, and streets and sidewalks adjacent thereto. Liability insurance may be arranged by General Liability policies for the full limits required, or by a combination of underlying policies for lesser limits with the remaining limits provided by an Excess or Umbrella Liability policy. FCPA, FCPS and the County of Fairfax shall be named as an additional insured for liability arising out of acts or omissions of Lessee.

Flood Insurance. At all times during the Term, at its own cost and expense, Lessee shall provide and keep in force for the benefit of FCPA and Lessee, flood insurance in an amount satisfactory to Fairfax and which otherwise complies with the national flood insurance program as set forth in the "Flood Disaster Protection Act of 1973," as well as subsequent amendments or successors thereto, provided that such insurance shall be required only if and so long as the Premises are or become included in a United States Department of Housing and Urban Development (or successor agency) designated flood prone area.

Builder's Insurance. At all times during the Term when Lessee is engaged in the construction or reconstruction of the Improvements, or repairs thereof, at its own cost and expense, Lessee shall provide and keep in force for the benefit of FCPA, FCPS, and Lessee, "all risk" builders risk insurance on the Improvements and other improvements on the Premises under construction. Such insurance shall be in the amount of one hundred percent (100%) of the insurable value of the construction contract with respect thereto. Such insurable value shall reflect any increases to such contract amount through change orders. The policy shall be in Builder's Risk Completed Value forms, including the following:

- (a) Policies shall be written to include the names of Lessee, FCPA, FCPS, and the County of Fairfax and the words "as their interest may appear";

(b) All insurance shall be in effect on or before the date when construction work is to commence; and

(c) All insurance shall be maintained in full force and effect until the Improvements are fully completed.

Worker's Compensation Insurance. At all times during the Term, at its own cost and expense, Lessee shall purchase and keep in force worker's compensation insurance and employer's liability insurance for all employees of Lessee in limits of not less than \$100,000 to protect the Lessee from any liability or damages for any injuries (including death and disability) to any and all of its employees, including any and all liability or damage which may arise by virtue of any statute or law in force within the Commonwealth of Virginia.

Requirements. All of the policies of insurance required by this Lease shall be (i) underwritten only by companies licensed in the Commonwealth of Virginia which have a then current Alfred M. Best Company, Inc. (or if it no longer exists, a then comparable rating service) general policyholder's rating of A or better (or the equivalent thereof) and a financial rating of VI or better (or the equivalent thereof), (iii) accompanied by evidence of payment of premiums thereon to the insurance companies or their agents, including evidence of current annual payment, if on an installment payment basis; (iv) contain standard waiver of subrogation clauses (builder's risk and property policies only); and (v) provide that they may not be cancelled by the insurer for non-payment of premiums or otherwise until at least forty-five (45) days after a receipt of the proposed cancellation, and in any event shall not be invalidated, as to the interests of Lessee therein, by any act, omission or neglect of Lessee (other than nonpayment of premiums), which might otherwise result in a forfeiture or suspension of such insurance, including without limitation, the occupation or use of the Premises or the Improvements for purposes more hazardous than those permitted by the terms of the policy, any foreclosure of any leasehold deed of trust and any change in title or ownership of the Premises or the Improvements. If requested by FCPA or FCPS, copies of all insurance policies required by this Lease shall be delivered by Lessee to FCPA and FCPS. All insurance policies shall be renewed by Lessee and proof of such renewals, accompanied by evidence of the payment of the premiums thereon to the insurance companies or their agents, shall be delivered to FCPA and FCPS, at least twenty (20) days prior to their respective expiration dates.

Compliance Through Contractors and Subcontractors. Compliance by contractors and subcontractors with the foregoing requirements as to carrying insurance shall not relieve Lessee of its obligations under this Article, except to the extent insurance carried by contractors and subcontractors provides the coverage to FCPA and FCPS required by Section ... and/or Section

5. *Fee Review:* The final contract with the successful offeror will include a provision for FCPA review and comment of all fees charged by the offeror, such as admission fees,

pass fees, membership fees, classes fees, rental fees, resale prices, etc. This provision will extend to both initial fees and all fee adjustments.

6. *Termination*: The final contract negotiated with the successful offeror will include provisions for termination of the contract in the event of default.
7. *Transfer of Facilities*: The final contract negotiated with the successful offeror will include provisions for transfer of all facilities to the FCPA upon conclusion of the contract term.

5.10 Independent Fee Determination -

1. By submission of a proposal, the offeror certifies and in the case of a joint proposal, each party thereto certifies as to its own organization, that in connection with this proposal:
 - a. The fees in this proposal have been arrived at independently without consultation, communication, or agreement, for the purpose of restricting competition as to any matter relating to such fees with any other offeror; and
 - b. Unless otherwise required by law, the fees which have been quoted in the proposal have not knowingly been disclosed by the offeror prior to the proposal opening; and
 - c. No attempt has been made or will be made by the offeror to induce any other person or firm to submit or not submit a proposal for the purpose of restricting competition.
2. Each person signing the proposal certifies that she/he is the person in the Offeror's organization responsible within that organization for the decision as to the Terms of Agreement being offered in the proposal.

5.11 Disclosure - All information in an offeror's proposal is subject to disclosure unless prior to or upon submission of the proposal the offeror identifies what and why any information is a trade secret or proprietary information.

5.12 Type of Agreement - The offeror may make suggestions as to the type of structuring of any proposed agreement by submitting examples of similar contracts, sample leases, etc. for consideration by the FCPA.

5.13 Agreement Fee Schedule – Fees and payment schedules for any contracts entered into as a result of this RFP will be mutually agreed upon by the FCPA and the offeror. Failure to agree on such schedules for any reason will be cause for termination of negotiations.

5.14 General Requirements -

1. Offeror shall be required to establish and maintain an escrow fund to be used for repairs and capital improvements of the Field House throughout the term of the agreement.

The offeror shall specify a percentage of gross revenue (not less than 5%) to be placed in the escrow account. The property will be evaluated annually by a representative of the FCPA and specific requirements made to the offeror regarding necessary repairs and/or improvements.

2. Offeror shall be responsible for all site preparation and removal of existing features necessary to effect the proposed improvements. All applicable local and state regulations will be followed. The FCPA will provide a construction stakeout of the project boundary.
3. The successful offeror will be permitted to establish and display a name and/or logo for its portion of the facility to be integrated with any FCPA signage.
4. The offeror will be responsible for any applicable permits associated with the project.
5. The new facilities will meet or exceed all requirements and guidelines of Federal and State accessibility standards.
6. The FCPA will review and retain right of disapproval of all plans and specifications for the proposed facilities with regard to aesthetic character and operational considerations. Other permits and approvals shall be obtained as required by the site and building plan review process of Fairfax County.
7. Construction of the Field House may in no way impact or impede the operation of the RECenter. Offeror will be responsible for reimbursement for any repairs or revenue lost to the RECenter required as a result of construction activity.

5.15 Other Materials Available from FCPA – Additional materials are available from the FCPA to provide additional background and site information that may be useful in developing a proposal. The following items are available on the internet:

1. Appendix H: Master Plan approved by the FCPA Board, which includes Park Purpose, Existing Conditions, Needs Assessment, Design Concerns, and Description of Master Plan Elements.
<http://www.fairfaxcounty.gov/parks/gmp/westrecreport.htm>
2. Appendix I 2232 Application Package with amendments approved by the Fairfax County Planning Commission.
3. Appendix J: RECenter Site Plan- CADD Drawing

Appendix A

Lease Proposal Form

1. The offeror, _____, wishes to enter into an agreement with the FCPA for the purpose of developing and operating a recreation facility open to the public. The proposed facility consists of:

Description:

- a) Facilities for High School interscholastic track meets that at a minimum comply with the standards of the Federation of State High School Associations.
- b) Space capable of being used as an auditorium/meeting space with total seating of 4,000.
- c) _____

- d) _____

- e) _____

- f) _____

- g) Attach additional sheet(s) if needed.

Approximate total project costs of all proposed improvements is \$_____, including all design and construction costs, and permit, management, and administrative fees.

2. The agreement shall be for an initial term of _____ years. The offeror proposes a maximum of _____ optional renewal periods for _____ years each.
3. Annual lease payment to the FCPA is proposed as:
- a) To construct the second swimming pool for the Park Authority by _____ (not later than November 2009).
 - b) A single advanced payment in the amount of \$_____ to be used by the Park Authority to construct or contribute to the construction of the second swimming pool.
 - c) A fixed annual payment of \$_____ payable in _____ payments per year, for the term of the agreement; or

- d) A fixed percentage of _____ % of the operations yearly gross revenues payable in _____ payments per year.

Attach detailed fee proposal, if necessary. The offeror shall provide and pay for an annual independent audit of the business by an independent auditor acceptable to the lessor and shall furnish two (2) copies of all findings to the lessor upon completion the audit.

4. The offeror agrees to place in escrow an amount of _____ (not less than 5% of the annual gross revenue) to be used for ongoing repair and maintenance. The balance of the funds in the escrow account must be remitted to the FCPA upon conclusion of the agreement period to be used to renovate the proposed facilities.
5. The offeror proposes to begin construction of the facility within _____ months of receipt of an executed agreement.
6. The offeror acknowledges that the agreement shall be considered terminated upon the conclusion of the initial term of operation and any subsequent renewals, as defined in the final agreement, and that all improvements on the property shall become the property of the FCPA at the end of the agreement.
7. The offeror agrees that this proposal shall be good for a period of one year after the scheduled closing time for receiving proposals.

Respectfully submitted:

(SEAL)
(If bid is by a corporation)

BY: _____
(Signature)

(Title)

(Business Address)

(Date)

Appendix B

Small and Minority Business Statement

We hereby provide the following information to the Fairfax County Park Authority regarding our firm. We understand that it is provided for statistical purposes only and all firms submitting proposals will receive equal consideration for award.

Minority Business Firm: Yes _____; No _____;

Small Business Firm: Yes _____; No _____;

Offeror Subcategory: _____

The Fairfax County Human Rights Ordinance and relevant Federal and State laws, orders and regulations, require the Fairfax County Park Authority to ensure that its procurement practices are non-discriminatory and promote equality of opportunity for Small and Minority Business Enterprises.

DEFINITIONS:

The following definitions are to be used to identify small and minority firms and Offeror Subcategory:

Small Business: A corporation, partnership, sole proprietorship, or other legal entity formed for the purpose of making a profit, which is independently owned and operated, has either fewer than 100 employees, or less than \$1,000,000 in annual gross receipts.

Minority Business: A business enterprise that is at least fifty-one percent (51%) owned and controlled by a minority person or persons. Such persons include African Americans, Hispanic Americans, Asian Americans, Americans Indians, Eskimos and Aleuts; women regardless of race or ethnicity; and persons with a physical or mental impairment that substantially limits one or more of the major life activities of such individual, a record of such impairment, or who are regarded as having such an impairment.

Offeror Subcategories:

A =	Woman Owned	O =	Small, Asian American Owned
B =	Small (Non-Minority)	P =	Small, Asian American Woman-Owned
C =	Small, Woman-Owned	Q =	American Indian Owned
D =	Sheltered Workshop	R =	American Indian Woman-Owned
E =	African American Owned	S =	Small, American Indian Owned
F =	African American Woman-Owned	T =	Small, American Indian Woman-Owned
G =	Small, African American Owned	U =	Eskimo/Aleut Owned
H =	Small, African American Woman-Owned	W =	Small Eskimo/Aleut Owned
I =	Hispanic American Owned	X =	Small, Eskimo/Aleut Woman-Owned
J =	Hispanic American Woman-Owned	Y =	Large, Non-Minority
K =	Small, Hispanic American Owned	V =	Eskimo/Aleut Woman-Owned
L =	Small, Hispanic American Woman-Owned Firm	_ =	Non-Database Bidders Mailing List
M =	Asian American Owned		
N =	Asian American Woman-Owned		

Appendix C

Construction Safety Resolution

The Contractor will comply with the Resolution adopted by the Fairfax County Board of Supervisors of Fairfax County, Virginia on March 13, 1995 as amended.

- 1.1. It shall be required that each proposal submitted to the Park Authority for any contract for construction, alteration, and/or repairs, including painting or decorating of a building, highway, street, bridge, sidewalk, culvert, sewer, excavation, grading, or any other construction, include, on the form entitled Certificate of Safety Violations, a list of all the following actions that have become final in the three years prior to the proposal submission:
 - 1.1.1. Willful violations, violations for failure to abate, or repeated violations, for which the contractor was cited by (a) the United States Occupational Safety and Health Administration; (b) the Virginia Occupational Safety and Health Administration; or (c) the occupational safety and health plan for any other state.
 - 1.1.2. Three (3) or more serious construction safety violations for which the contractor was cited by (a) the United States Occupational Safety and Health Administration; (b) the Virginia Occupational Safety and Health Administration; or (c) the occupational safety and health plan from any other state.
 - 1.1.3. Termination of a contract between the contractor and Fairfax County Park Authority or the County of Fairfax by the purchasing agent or his designee for safety violations.

If the contractor has not received or been the subject of any such violations in the three years prior to the proposal submission, then the contractor shall so indicate by certification of Safety Violations. The contractor will also indicate on this form each state in which work was performed in the three- (3) years prior to the proposal submission.

- 1.2. No proposal may be submitted for any Fairfax County Park Authority construction contract, as discussed above, by any contractor who has been the subject of any citations for the type and number listed in paragraph 1.1., above, which has become final within three (3) years prior to proposal submission.
 - 1.2.1. Notwithstanding the language of paragraph 1.2., above, any contractor who has been the subject of a violation, as described in paragraph 1.1.1., which has become final within three (3) years prior to proposal submission, may submit a proposal, after a mandatory waiting period of twelve (12) months from the date the violation became final, if the contractor meets the eligibility criteria set forth in paragraph 1.4., below.
 - 1.2.2. Notwithstanding the language of paragraph 1.2., above, any contractor who has been the subject of the type and number of violations as described in paragraph 1.1.2.,

which have become final within three (3) years prior to proposal submission, may submit a proposal, after a mandatory waiting period of twelve (12) months from the date the last such violation became final, if the contractor meets the eligibility criteria in paragraph 1.4., below.

- 1.2.3. Notwithstanding the language of paragraph 1.2., above, any contractor who has previously been terminated from a Fairfax County Park Authority or Fairfax County contract, as described in paragraph 1.1.3., within three (3) years prior to the proposal submission, may submit a proposal, after a mandatory waiting period of twelve (12) months from the date of termination, if the contractor meets the eligibility criteria in paragraph 1.4., below.
- 1.3. Prior to submitting a proposal on a project under the provisions of paragraph 1.2., above, a contractor may request that a determination be made by the Fairfax County Park Authority or designee regarding its eligibility to submit a proposal on a contract under the terms of this resolution. However, this request for determination and any subsequent adjudication process must be completed prior to submitting a proposal on any project and the request for determination must be received no later than twenty-one (21) days before proposals are due.
- 1.4. At the request of the Fairfax County Park Authority or designee, the Fairfax County Risk Manager shall evaluate a contractor's eligibility. The criteria used by the Risk Manager in reviewing the corrective action taken by a contractor to prevent the recurrence of safety violations shall include but not be limited to the following:
 - 1.4.1. Does the firm have an established safety program? If so, how long has it been in existence?
 - 1.4.2. Does the firm incorporate safety and health related issues into their new employee orientation programs?
 - 1.4.3. Does the firm include work safety as a part of an employee's performance evaluation?
 - 1.4.4. To what degree does senior corporate management support safety related matters? Does the firm have a safety policy statement signed by a member of senior corporate management?
 - 1.4.5. Does the firm have a full time Safety Manager? Does this person report to a high level, authoritative position within the Company?
 - 1.4.6. Are safety inspections conducted at work sites? If so, how often, and by whom?
 - 1.4.7. Are safety training programs conducted for employees? If so, how often and by whom?
 - 1.4.8. Are safety "tailgate meetings" conducted by the firm? If so, how frequently?

- 1.4.9. Does the firm have a visibly active safety committee? If so, how often does it meet? Who serves on the committee?
- 1.4.10. Is the firm an active member of a recognized construction safety organization in the Washington Metropolitan area, or in the State of contractor's domicile?
- 1.4.11. What is the firm's Worker's Compensation Experience Modification Factor? Are there any evident trends?
- 1.5. The determination rendered by the Fairfax County Park Authority or designee shall be final unless it is appealed in accordance with the provisions of the solicitation or the Fairfax County Purchasing Resolution.
- 1.6. It shall be a condition of each Fairfax County Park Authority construction contract, as discussed above, that no Contractor or Subcontractor contracting for any part of the contract work shall require any laborer, mechanic, or other person employed in the performance of the contract to work in surroundings or under working conditions which are hazardous or dangerous to his safety, as determined under construction safety standards promulgated by the U.S. Department of Labor or the Virginia Department of Labor and Industry.
- 1.7. No offeror awarded a Fairfax County Park Authority contract shall knowingly employ or contract with any person, company, or corporation for services pursuant to the contract if such person, company, or corporation could not have been awarded such contract due to the restrictions in paragraph 1.2., above.

CERTIFICATION OF SAFETY VIOLATIONS

I hereby certify that _____
(Name of Contracting Firm)

(Address)

has had the following safety violations described in Appendix C, (if none, so state).

State of _____)
Principal (SEAL)
County of _____)ss:

On this _____ day of _____, 200____, before me personally came
and appeared _____, to me known, who by me duly sworn,
did depose and say that he is the _____ of the _____
_____;

that he has the authority to bind the above named firm; and he represents and certifies the
foregoing statements are, to the best of his knowledge, true and complete.

Notary Public (SEAL)

My Commission expires: _____

Appendix D

Indoor Track Specifications

1. GENERAL

- a) This shall be a state of the art indoor track & field facility.
- b) All local, regional and national applicable codes and standards shall be adhered to.

2. TRACK SURFACE & TRACK OVAL

- a) The design shall conform to the NFSHSA (National Federation of State High School Associations) & NCAA (National Collegiate Athletic Association) rules and regulations. The design consultant must purchase a current rulebook from the NCAA and NFSHSA.
- b) Track oval shall NOT be less than 200 meters; both turns shall use a continuous radius of 70' to the measuring line (located in lane #1); the distance between the radius points is 108'-2 1/16". In calculating a 200 meter track, $\pi = 3.1416$.
- c) Track oval shall have 6 lanes; each lane shall be a minimum of 36" wide; optimal lane width is 41". There shall be 2 chutes (chute = extension area at end of straight-of-way). Coexistent with the chutes are 8 x 42" wide sprint lanes composing the straight-of-way.
- d) Track oval shall be designed to have a raised portable curb, located on the inside of lane #1.
- e) The common finish line is at the point of curvature on the home stretch side of the track oval.
- f) The track oval shall be flat, No banked turns.
- g) Under the rollup bleachers on the home stretch side of the oval should be additional 42" wide sprint lanes for daily practice.

3. FIELD EVENTS

- a) Pole Vault: there shall be two pole vault runways each with their own landing pad, the runway is a minimum 155' long by 4' wide to the pole vault box; the landing area is 22 feet wide by 27 feet long; there are 2 pole vault boxes. All vault boxes shall have solid polyurethane plugs. The landing pad should have a minimum of 3' clear on the sides of the pad and at least 7' of free space to any raised structure.
- b) Long/Triple Jump: there are two runways each with their own sand pit; placement of long jump boards are Men & Women = 12' and 8' respectively, from the sand pit; placement of the triple jump boards are Men = 32' and women = 24' from the sand pit; the sand pits shall be 9'-6" wide by 25' long (inside dimension) and 18 inches deep. The sand shall

conform to the USGA (United States Golf Association) sand specification. The sandpits shall have an aluminum cover with synthetic surfacing applied to the covers. Each sandpit shall have 3 take-off boards. All take-off board shall have solid polyurethane plugs. A minimum of 10' of synthetic surface is required past the sandpits.

- c) High Jump Area: located inside the track oval there is sufficient area to allow for two high jumps to occur at the same time (men & women).
- d) Shot-Put: is located inside the track oval on one of the basketball courts; the concrete pad is 10' by 10' (covered with synthetic surface) and the circle has a 7 ½' diameter and recessed ¾" and shall be concrete; the landing area is a 65.5 degrees sector; the landing sector should be minimum of 78' long. The NCAA sector is 40 degrees. The recessed circle shall have a solid polyurethane plug. The concrete shall have a light broom finish.

4. JUNCTION BOXES

- a) The junction boxes shall have 2" diameter conduit for electricity, timing system, scoreboard control, and communication. The covers to receive synthetic surfacing appropriate to their location.
- b) The boxes are flush in the ground; their size is approximately 18" by 18". The boxes are located at: 1) 2 boxes at the common finish line – 1 inside and 1 outside the oval; 2) 1 box on the inside of the oval at all points of curvature; 3) 1 box at the clerk-of course; and 1 box at the meet management area; and 4) the press box is the termination point for the timing system conduits, control for scoreboard, and control for public address system.
- c) Quick connect water source shall be provided near the triple jump/long jump pits to moisten sand.

5. STORAGE ROOM

- a) This room should be adjacent to the main indoor track.
- b) The room(s) shall be sufficient in size to store portable track equipment, including pole vault equipment, high jump equipment, hurdles, padding, portable curbs, barriers, etc. In addition, it is desired that adequate storage be provided to store 2,800 portable seats. The doors should be a minimum of 10' wide and 10' high, roll-up, garage style door. The floor should be concrete and have a drain. There should be two small closets (8' x 5') with shelves spaced 18" apart.

6. EQUIPMENT

a) Inground Equipment:

Track equipment by AAE at 800-523-5471 or M-F athletic at 800-556-7464.

- 6 x Take-off Boards
- 2 x Sand Pit Covers
- 2 x Pole Vault Boxes w/ covers
- 1 x Shot Put Rings
- 1 x Shot Put Toe Board

7. SEATING

- a) Provide permanently installed seating for 1, 200 spectators. Collapsible bleachers are preferred.
- b) The collapsible seating should incorporate the proper wheels for ease of movement and minimal damage to the synthetic surface under the bleachers. The telescopic seating should recess into the wall.
- c) Provide an additional 2,800 portable seats for use in special events, such as graduations, concerts, etc.

8. OTHER AREAS

- a) The clerk-of-course and meet management personnel should have their dedicated areas. Each is to have junction box(es) for electrical, timing, and communications.
- b) The main Field House shall have a rollup garage door, minimum 10' wide and 12' high, to the outside of the building. The garage door should NOT be in line with the sandpits.
- c) Sports lighting for NCAA level competition is required; track & field.

9. SYNTHETIC SURFACING

- a) The main purpose of the synthetic surface is for high quality track & field performances and daily training. The indoor track and field material including the sprint lanes and inside the interior of the track oval up to the area designated shall be Martin Surfacing I.S.S. 1000 or equal. I.S.S. 1000 is a full depth polyurethane material. The surface should meet the IAAF (International Amateur Athletic Federation) Performance Specifications for Athletic Surfaced Tracks.
- b) The floor material shall be 13 mm thick.
- c) The texture for the track including the sprint lanes shall be encapsulated polyurethane. The polyurethane product shall have a texture using EPDM dust and granules, 0.5 to 1.0 mm in size. The texture for the interior of the track oval is at the discretion of the offeror, based on the activities proposed for this area.

- d) The synthetic surfacing manufacturer must have installed at least 9 full pour polyurethane tracks in 3 years.

10. SUB-BASE

- a) The sub-base shall be concrete to meet the requirements of the flooring manufacturer. A water/vapor barrier shall be installed.

11. SCOREBOARD

- a) Scoreboard by Daktronics at 800-843-9879 or Fair-Play at 800-247-0265 or approved equal. The board shall be a black and white full matrix board with 9 lines, designed for track & field. The board shall include a panel to name the facility and a sponsor's panel. All support structures, electrical requirements, wiring, and computer/controls are to be included.

Appendix E

Non-Competing Activities

Offeror will not be permitted to offer facilities or services that directly compete with or adversely impact the financial operation of the Cub Run RECenter. Accordingly, the following defines the restrictions that shall apply to FCPA use of the Recreation Center and Offeror's use of the Premises and will be incorporated into a final agreement:

FCPA shall have exclusive right to provide (and Lessee shall not provide) the following facilities and services:

- (i) swimming pools and aquatic activities.
- (ii) general fitness admissions, memberships, and services, including strength training, cardiovascular training, personal training services, fitness assessments, rehabilitative services, and group fitness classes offered to the general public, such as but not limited to aerobics, spinning, crew, Pilates, yoga, Tai Chi.
- (iii) classes and activities generally defined as recreational or leisure oriented in nature such as aquatics, adapted programs, children's classes, dance, fine arts and crafts, martial arts and self defense, nature, performing arts, pets, scouts, introductory sports activities for ages 6 and under, introductory gymnastics for ages 12 and under, and assorted other classes such as etiquette, board games, etc.
- (iv) youth day camps with a general recreational focus, such as fun camps, kiddy camps, adventure camps, excursion camps, treks & tours camps, drama camps, nature camps, historical/heritage camps, and pet camps.
- (v) Destination programs such as trips and tours that use the facility as an origination/departure and return point. This does not apply to programs offered by the Lessee that bring events or participants to the Field House.

Appendix F

Senior Center Specifications

1. GENERAL

- a) The Senior Center will serve aging citizens of the county providing a variety physical, social, recreational, and learning opportunities. The space must be flexible to accommodate this variety of activities, but of a finish and quality constant with the expectations of the county's citizens. It must be fully accessible in compliance with the spirit of the Americans with Disabilities Act to assure full, independent, and unfettered access to users who may have physical and mobility limitations.

2. SIZE AND FACILITIES

- a) The Senior Center must be a minimum of 15,000 square feet, including all meeting rooms, offices, and storage. Space to include:
 - i. Meeting room for 250 people seated theater style, 150 people seated at tables with a center divider so that room can be divided into two rooms.
 - ii. Meeting room for 75 people, seated at tables.
 - iii. Computer lab for 16 people.
 - iv. Three class rooms accommodating 30 people each.
 - v. Games room for card games accommodating 50 people.
 - vi. Recreation room for billiards, ping pong, exercise.
 - vii. Reception/lounge area.
 - viii. Serving kitchen with refrigerator, microwave oven, one large oven, two sinks, adjacent to the meeting room identified in ii.
 - ix. Storage area to accommodate tables and chairs for 300 people, ping pong tables, billiard tables, games, and other related equipment.
 - x. Three offices, one for the center director, one for two assistants, one for three support staff.
- b) The facilities should include all built-in equipment and major appliances, including, but not limited to refrigerator, stove, sinks, bulletin boards.
- c) The County will provide loose equipment and furnishing such as tables, chairs, billiard tables, ping pong, cooking equipment, computers.

3. SUPPORT FACILITIES

- a) Restrooms: Separate restrooms are not required, provided that public restrooms are fully accessible as defined in 1.a) and they are conveniently and closely located to the Senior Center. If not, restrooms will be required in the Senior Center in addition to the 15,000 square feet.
- b) Parking: Public parking with required spaces for the disabled provided for the Field House is acceptable. Special parking is not needed.
- c) Fully accessible entrance in close proximity to the Senior Center with easy access, one-way loop for Fastran drop-off. Covered entrance preferred. This entrance may be the front entrance.

4. HOURS OF OPERATION

- a) Hours tentative.
- b) Normal hours: Monday through Friday 8:00 a.m. to 4:00 p.m.; Saturday 10:00 a.m. to 8:00 p.m.; Sunday 12:00 p.m. to 5:00 p.m.
- c) Many Senior Center spaces could be used by the Field House operators when the Senior Center is not in operation, excluding offices, computer lab, the meeting room for 75 people identified in 2.a) ii, and storage areas.

Appendix G

FCPA Background

General Park Authority Information

1. The FCPA was established in 1950 by ordinance of the Fairfax County Board of Supervisors and given the responsibility of “acquiring, developing, maintaining and operating parks and park facilities in the County of Fairfax.” Both Fairfax County government in general and the FCPA in particular have been acknowledged for management excellence. County government as a whole was one of only two organizations nationwide to recently earn *Governing* magazine’s highest rating in its Government Performance Project evaluation. And the FCPA was recently awarded the National Park and Recreation Association’s Gold Medal for excellence in park and recreation management, rating it the top park agency in the nation for communities with populations of 250,000 or more.
2. Since 1950, the FCPA has acquired over 23,500 acres of parkland, including 388 individual parks, providing a broad diversity of recreational facilities and open space to serve the needs of an expanding population. Funds to carry out these capital improvement programs were provided through bond referenda approved by the voters in 1959, 1966, 1971, 1977, 1982, 1988, 1998, 2002, and 2004.
3. The FCPA has park jurisdiction throughout Fairfax County. Located in the northeastern corner of the Commonwealth of Virginia, Fairfax is one of 15 counties and cities in Virginia and Maryland that comprise the Washington, D.C., Metropolitan Statistical Area. The 395-square mile county is home to about 1,027,500 residents.
4. Fairfax County has a large and diversified industry base, which tends to stabilize the local economy during cyclic downturns. Along with its well-known strengths in government and defense technology, the county has large and growing numbers of commercial IT, financial, software, communications and technology management service providers. The county has added 10,000 companies and 200,000 jobs since 1990, making it one of the most dynamic economies in the world.
5. Fairfax County has one of the best-educated workforces in the country. 56% of residents age 25 and older hold a bachelor’s degree or higher – more than twice the national rate of 25.6%. Incomes are high as a result. At \$80,753, median household income ranks fifth of all counties in the U.S., according to the U.S. Census Bureau’s 2003 American Community Survey.
6. Currently, more than one-half of operating funds are raised by revenue-producing facilities in the system; additional funding for the operation and maintenance of parks are appropriated annually by the Fairfax County Board of Supervisors. Grants from state and federal governments supplement funds on a limited basis; however,

gifts/donations from individuals, community organizations, corporations, and foundations are an increasingly important source of funding for community improvements. Volunteer efforts continue to be an integral part of the FCPA endeavors.

7. The FCPA Board is comprised of twelve members, nine of whom represent the various supervisory districts and three members-at-large. The balanced representation is supplemented by the appointment of citizen advisory committees in each supervisory district.

See the FCPA web site at <http://www.fairfaxcounty.gov/parks/> for additional information.

Appendix H

Cub Run Site Master Plan

<http://www.fairfaxcounty.gov/parks/gmp/westrecreport.htm>

APPENDIX I
2232 Application Package



FAIRFAX COUNTY PLANNING COMMISSION

February 21, 2002

PUBLIC HEARING FOR PLANNING DETERMINATION

Pursuant to
Va. Code Sec. 15.2 - 2232

Public Hearing Date: Wednesday, March 6, 2002 at 8:15 p.m.

Application Number: 2232-Y01-33

Applicant: Fairfax County Park Authority

Proposed Use: Expand the size and use of a previously approved RECenter and Field House and related land area

Subject Property: 33-4 ((1)) 12C; 43-2 ((1)) 1 pt., 1A pt.
Sully District

Size of Subject Property (Application Site): Approximately 37.3 Acres

Date Application Received by Department of Planning and Zoning: October 23, 2001

Date Application Received by Planning Commission: October 29, 2001

Recommendation: Staff recommends that the Planning Commission determine, in accordance with Va. Code Sec. 15.2-2232, as amended, that the proposal by the Fairfax County Park Authority, to expand the size and use of a RECenter and Field House and related land area, previously approved for use as a public park with recreation facilities on Stonecroft Boulevard in Chantilly, be found substantially in accord with provisions of the adopted Comprehensive Plan.

PLANNING DETERMINATION

Section 15.2 -2232 of the Code of Virginia



Number: 2232-Y01-33

District: Sully

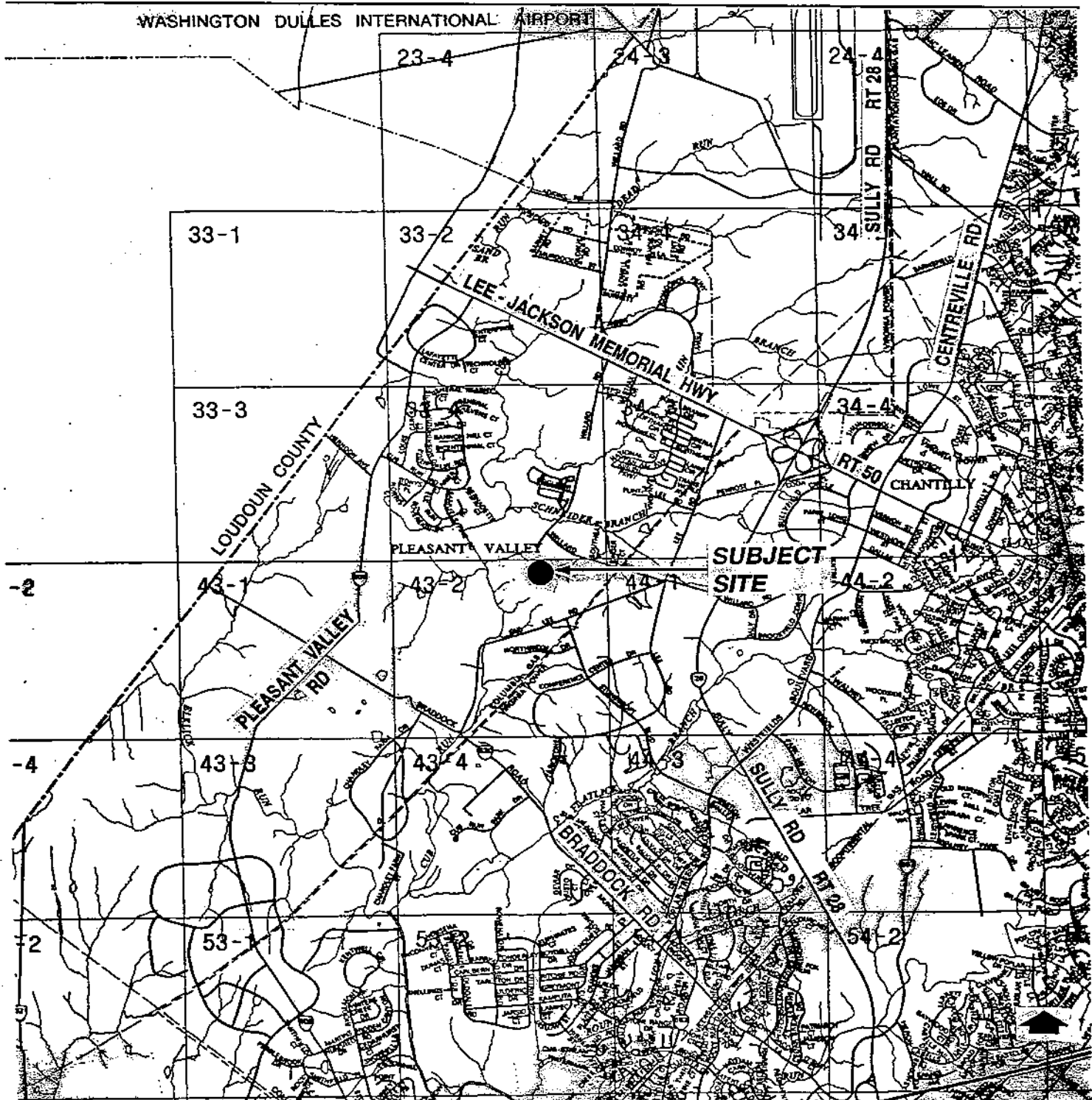
Acreage: Approx. 37.3 Ac.

Subject Property: 33-4 ((1)) 12C; 43-2 ((1)) 1pt., 1A pt.

Planned Use: Industrial, Public Park,
& Private Open Space

Applicant: Fairfax County Park Authority

Proposed Use: Public Park



PLANNING DETERMINATION

Section 15.2 -2232 of the Code of Virginia



Number: 2232-Y01-33

District: Sully

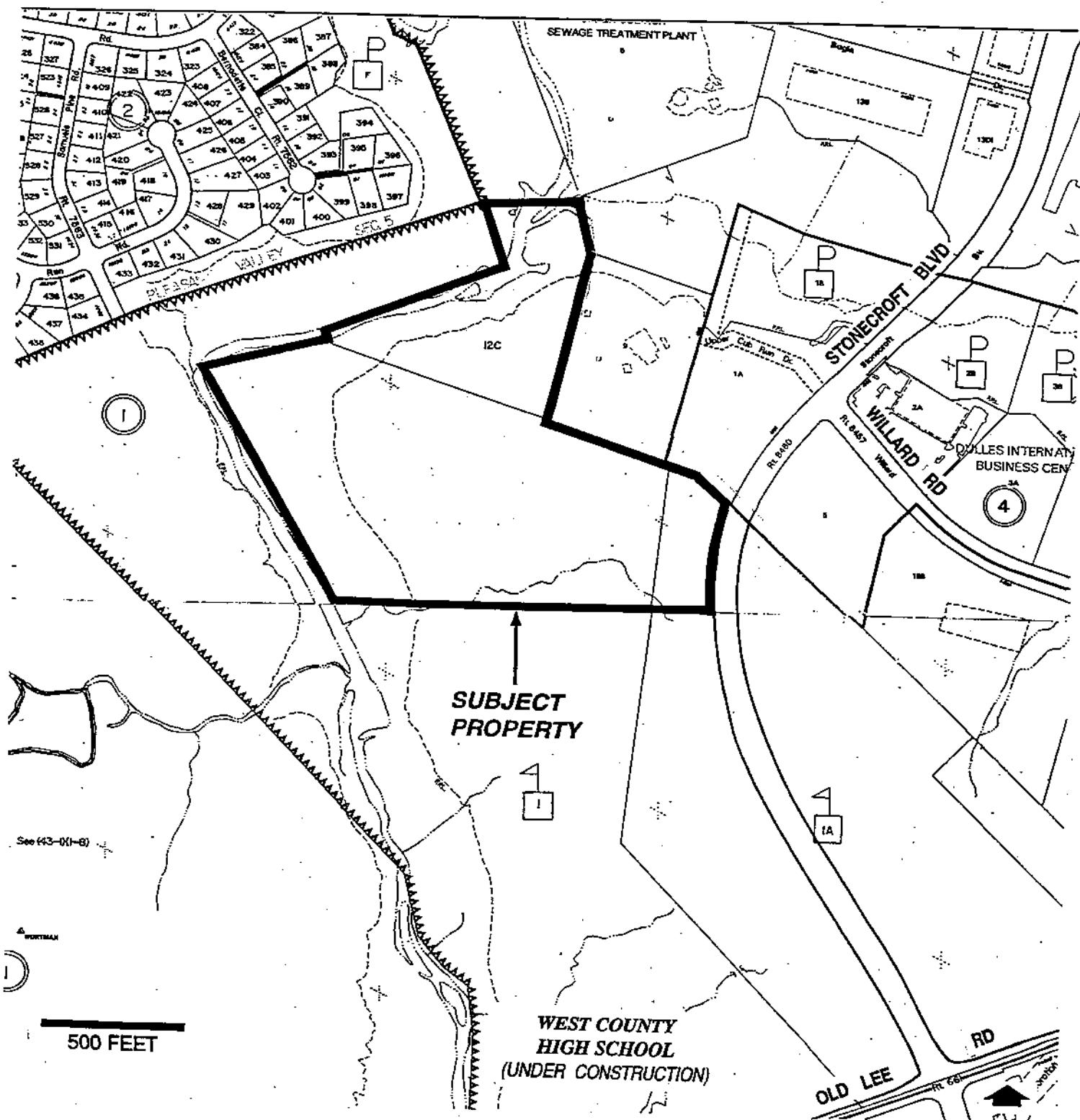
Acreage: Approx. 37.3 Ac.

Subject Property: 33-4 ((1)) 12C; 43-2 ((1)) 1pt., 1A pt.

Planned Use: Industrial, Public Park,
& Private Open Space

Applicant: Fairfax County Park Authority

Proposed Use: Public Park



BACKGROUND

In 1999, the Department of Planning and Zoning (DPZ) reviewed a proposal (Application 2232-Y99-2) by the Fairfax County Park Authority (FCPA) to lease approximately 28 acres of land from the Fairfax County School Board (School Board), and develop the land (possibly as a private-public venture) for use as a public park with recreation facilities. The park was designated by FCPA as a "Countywide Multiple Resource Park," comprised of two contiguous portions of Tax Map Parcels 43-2 ((1)) 1 and 1A. Portions of Parcels 1 and 1A south of the proposed park and west of Stonecroft Boulevard are the site of Westfield High School, located at 4700 Stonecroft Boulevard.

Application 2232-Y99-2 proposed the following facility improvements:

Recreation Building: recreation center (RECenter) and Field House; approximately 199,000 square feet gross floor area x 60 feet tall; design to be compatible with adjacent development; RECenter and Field House may be located in one or two buildings (all areas are approximate):

RECenter - 133,000 square feet (SF); indoor swimming pool, leisure pool, diving well, restrooms, locker rooms, and administrative space

Field House - 66,000 SF; indoor track, 1,200 spectator seats, restrooms, locker rooms, and administrative space

Other activity spaces (for either RECenter or Field House) – ice rink, indoor team practice facilities, gymnasium, weight and fitness room, multi-purpose rooms for recreational classes and meetings, racquetball courts, indoor "soft play" area, teen center/game room, vending area with lounge, and support spaces

Access: lighted driveway from entrance on Stonecroft Boulevard; lighted walkways from parking lots; Countywide Trail along Cub Run with connecting trails to residential areas

Parking: 800 spaces in two lighted lots next to driveway; landscape screening; for peak routine park activities - special events may require use of high school parking areas.

Other site improvements: energy efficient, "shoe box" style light fixtures (maximum 30-foot pole height) to minimize spill and glare; signage and street furniture; site landscaping; existing high quality vegetation to be integrated with site improvements; all utilities readily available

Operations: open daily 5:00 a.m. to 11:00 p.m.; normal peak hours expected to be weekdays 6:00 p.m. to 9:00 p.m., and Saturdays 9:00 am to 1:00 p.m.; 7 – 25 on-site employees; all facilities programmed for routine maintenance and safety inspections

On January 13, 2000, pursuant to Va. Code Sec. 15.2-2232, the Planning Commission found Application 2232-Y99-2 substantially in accord with the adopted Comprehensive Plan.

PROJECT DESCRIPTION

(Attachment A)

FCPA proposes to expand the approved use to add a new parcel of land, to develop the RECenter and Field House as two separate buildings, and to expand the associated parking capacity. The approximately 37.3-acre subject property is comprised of approximately 28 acres on Parcels 1 and 1A (leased from the School Board) and all of the adjacent Parcel 12C (acquired by FCPA in 2001)

to the north. FCPA has designated the proposed expanded park as a "Special Purpose Park" to allow for both indoor and outdoor facilities that may require structural improvements.

The mostly wooded site drains westward to Cub Run, where the Environmental Quality Corridor (EQC) approximates the limits of the Resource Protection Area (RPA) and 100-year floodplain. Soils are generally acceptable for development, but Iredell soils on a portion of the site will require special attention during design and construction. Some jurisdictional wetlands may be present in the floodplain. A Best Management Practices (BMP)/stormwater management pond was constructed on the subject property's south border with the high school to accommodate stormwater volume and pollutant removal from the leased land.

The proposed RECenter and its support facilities will be constructed with park bond funds. The applicant is currently negotiating an agreement with a private offeror to design, construct, and operate the proposed Field House and its support facilities.

The subject Application 2232-Y01-33 proposes the following changes to the approved facility improvements:

Recreation Building: RECenter and Field House will be located in two adjacent buildings in the same general location as approved, with most of the Field House on Parcel 12C. Total gross floor area of the RECenter and Field House will increase from 199,000 SF to 254,000 SF. Programmed activities and functions of the two buildings will remain generally the same as approved, but some RECenter activities may be relocated to the Field House due to the reduction in size of the RECenter, as described below (all areas are approximate):

RECenter – Decrease to 94,000 SF; may include indoor swimming pool, leisure pool, diving well, locker rooms, ice rink, indoor team practice facilities, gymnasium, weight and fitness room, multi-purpose rooms for recreational classes and meetings, racquetball courts, indoor "soft play" area, teen center/game room, vending area with lounge and support spaces.

Field House – Increase to 160,000 SF; may include indoor track, 1,200 spectator seats, locker rooms, ice rink, gymnasium, indoor team practice facilities, multi-purpose rooms, and support spaces.

Other activity spaces – proposed for either building, as described above

Access: Countywide Trail also will traverse Parcel 12C

Parking: Increase capacity to 1,022 spaces. The amount estimated by FCPA as *required* for average peak time use is 893 spaces (426 for RECenter and 467 for Field House); extra 129 spaces are available if actual need exceeds estimate (initially, FCPA will construct *required* number of spaces for each building). Parking lots will be in generally the same locations as approved. FCPA states that special events, for which attendance will exceed that for routine peak use, will occur on weekends approximately 16 days each year, and will require "shared" use of parking areas at the adjacent high school. According to FCPA, the School Board will allow use of the high school parking areas for special events if schedules for such events are coordinated with the high school to reduce schedule conflicts and maximize efficient use of available facilities.

Other site improvements: BMP/stormwater management requirements for Parcel 12C will be addressed on the Field House site plan. The Countywide Trail and connecting trails will be field

located within the Cub Run RPA and EQC to avoid environmentally sensitive areas, if possible.

Operations: Closing time will be extended by one hour, to 12:00 a.m. daily. Due to the proposed increased size of the Field House, the number of on-site staff will be increased to 25 – 34.

PROJECT JUSTIFICATION

(Attachment A)

The applicant states that the needs for the proposed facility have not changed since the Planning Commission 2232 determination in 2000 for Application 2232-Y99-2. However, since that time, FCPA has acquired Parcel 12C, and a preliminary design for the RECenter and Field House generated a different activity mix for the two buildings, necessitating an increase in total building size. FCPA's proposal for a public park on Parcels 1 and 1A with a RECenter, Field House, and related facilities has been found by the Planning Commission to be substantially in accord with the Comprehensive Plan. Staff notes that, with the subject Application 2232-Y01-33 under review, the applicant proposes additional acreage, building square footage, and parking spaces.

LOCATION AND CHARACTER OF THE AREA

The proposed expanded park facility will be located between Stonecroft Boulevard and Cub Run, west of Willard Road, about 2 miles southwest of Chantilly and 4 miles northwest of Centreville. The leased portions of Parcels 1 and 1A are located on the southern 2/3 of the subject property, and Parcel 12C is located in the northern 1/3. Access to the site is from Stonecroft Boulevard. The subject property is bordered to the south entirely by Westfield High School. Immediately to the west, northwest, and north is Cub Run. Across Cub Run to the west is an undeveloped portion of Parcel 1 and FCPA's Richard W. Jones Park. To the northwest, beyond the stream valley, is a residential community of single family detached dwellings (Pleasant Valley); the nearest home will be about 600 feet north of the proposed Field House. Cub Run flows through the northern portion of the subject property, and along its northern and western edges. Adjoining the site to the north and northeast are a sewage treatment plant, a dog kennel, an auto body shop, and vacant land. Further to the northeast is an industrial use area. Across Stonecroft Boulevard to the east and southeast is undeveloped School Board property on Parcel 1A. To the south and southeast, beyond the high school and Old Lee Road, are the Westfields International Corporate Center, a Department of Motor Vehicles office, and an undeveloped FCPA park.

COMPREHENSIVE PLAN PROVISIONS

The subject property is located in the southwestern portion of Land Unit H in the Dulles Suburban Center in Area III. The Comprehensive Plan map shows that the property is planned for industrial use. An assessment of this proposal for conformity with land use and design recommendations of the Comprehensive Plan is guided by the following citations from the Plan:

On pages 111 through 113 in the Dulles Suburban Center section of the 2000 edition of the Area III Plan, as amended through March 19, 2001, under the heading "RECOMMENDATIONS," the Comprehensive Plan states:

"Land Use

1. Land Unit H is planned for industrial, research and development, and industrial/flex uses up to a maximum FAR of .35.

.

4. Public and/or private recreational uses to serve the local community and employees may be appropriate optional uses in this land unit.

.

Parks and Recreation

.

Portions of the undeveloped property bordering Cub Run Stream Valley immediately north of Westfields, Parcels 43-2((1)) 1 and 1A, may be suitable for development of active recreation facilities. This area is particularly well suited for park use because of its contiguity with the approximately 250-acre Richard W. Jones Park on the western side of Cub Run. The Fairfax County Park Authority should seek to acquire this property through dedication or a combination of dedication, easements, and use agreements."

On pages 50 through 54 in the Dulles Suburban Center section of the 2000 edition of the Area III Plan, as amended through March 19, 2001, under the heading "**DULLES SUBURBAN CENTER LAND UNIT RECOMMENDATIONS,**" the Plan states:

". . . In order to achieve the planning objectives for the Dulles Suburban Center it is necessary that new development and redevelopment be responsive to general criteria and site-specific conditions which focus on mitigating potential impacts. Development proposals at the baseline or optional levels must be responsive to the following development criteria, which apply to all sites in the Dulles Suburban Center:

1. Provision of a development plan that provides high quality site and architectural design, streetscaping, urban design and development amenities. High quality site and architectural design will be evaluated in terms of the ability of the proposal to meet the Design Guidelines for the Dulles Suburban Center.

.

3. Provision of design, siting, style, scale, and materials compatible with adjacent development and the surrounding community, and which serves to maintain and/or enhance the stability of existing neighborhoods.

.

5. Parcel consolidation and/or coordination of development plans with adjacent development to achieve Comprehensive Plan objectives.
6. Provision of the highest level of screening and landscaping for all parking.
.
8. Provision of stormwater management by the use of Best Management Practices which contribute to Objectives of this Dulles Suburban Center Plan calling for design of stormwater detention systems that blend with and augment features of the natural environment and contribute to the aesthetics of their sites.
9. Provision of active and passive recreation facilities and specified components of the Greenway system.”

On pages 127 through 130 in the Dulles Suburban Center section of the 2000 edition of the Area III Plan, as amended through March 19, 2001, under the heading “**I. DESIGN GUIDELINES FOR DULLES SUBURBAN CENTER**,” the Plan states:

“SITE PLANNING

- General . . .
 - Where feasible, minimize areas of impervious surface through shared parking, . . .
 - Minimize the disturbance of environmental resources and topography, by integrating existing vegetation, trees and topography into site design.
-

STREETSCAPE

- Lighting . . .
 - Design lighting in a manner that minimizes glare onto adjacent sites.”

On pages 178 through 181 of the 2000 edition of the Policy Plan, as amended through October 30, 2000, under the heading “**BOARD OF SUPERVISORS GOALS**” in the Parks and Recreation element, the Comprehensive Plan states:

“Objective 1: Provide, through local and regional programs, parklands and recreation facilities needed for current and future residents and for the conservation of environmental and heritage resources.

.

Policy b: Acquire additional land to expand existing parks or provide new parks through a combination of purchase in fee simple, easements, dedication, donation, and/or other appropriate means.

.....

Objective 5: Provide for meeting current and future park and recreational needs through a combination of the development of new and existing sites and the optimal use of all existing facilities (including non-Fairfax County agencies).

.....

Policy c: Coordinate with Fairfax County Schools on the location, phasing and design of school and park sites to enhance the potential for development of community recreation facilities."

On pages 114 through 116 of the 2000 edition of the Policy Plan, as amended through October 30, 2000, under the "COUNTYWIDE OBJECTIVES AND POLICIES" section of the Public Facilities element, the Comprehensive Plan states:

"Objective 5: Acquire sites which are appropriate for the facility's specific purpose. Apply acceptable criteria when evaluating public facility sites.

.....

Policy b. Locate facilities on sites which have adequate acreage for short-term needs, but can also accommodate expansion. . . ."

On pages 99 and 99 of the 2000 edition of the Policy Plan, as amended through October 30, 2000, under the heading "ENVIRONMENTAL RESOURCES" in the Environment element, the Comprehensive Plan states:

"Objective 9: Identify, protect and enhance an integrated network of ecologically valuable land and surface waters for present and future residents of Fairfax County.

Policy a: For ecological resource conservation, identify, protect and restore an Environmental Quality Corridor system (EQC). . . ."

On page 101 of the 2000 edition of the Policy Plan, as amended through October 30, 2000, under the heading "ENVIRONMENTAL RESOURCES" in the Environment element, the Comprehensive Plan states:

"Objective 10: Conserve and restore tree cover on developed and developing sites. Provide tree cover on sites where it is absent prior to development.

Policy a: Protect or restore the maximum amount of tree cover on developed and developing sites consistent with planned land use and good silvicultural practices.”

ZONING ANALYSIS

(Attachment B)

Parcels 1 and 1A are zoned I-3 and Parcel 12C is zoned I-5; the subject property is in the Water Supply Protection Overlay District. Zoning Administration Division staff in DPZ reviewed the application and concluded that, because the proposed use will be located on land owned by either the School Board or FCPA, and will be operated by FCPA, the proposed use of the subject property for public park purposes is deemed a public use under the Zoning Ordinance, and is therefore a permitted use in the I-3 and I-5 Districts. The proposed use is subject to the bulk regulations and open space requirements of both the I-3 and I-5 Districts.

ENVIRONMENTAL ANALYSIS

(Attachment C)

Staff in the Environment and Development Review Branch of the Planning Division in DPZ reviewed the application and noted the following: 1). Applicant should accurately depict the RPA delineation on the development proposal; 2). Applicant is encouraged to limit clearing and grading to avoid encroaching into the RPA; 3). RPA delineation on the development proposal should reflect the County's Chesapeake Bay Preservation Map; 4). If jurisdictional wetlands will be affected by the proposed development, applicant should provide documentation to demonstrate compliance with Sec. 404 of the Clean Water Act, as administered by the U. S. Army Corps of Engineers; 5). Applicant should provide details for proposed lighting, and should use luminaires that will be fully cut-off to ensure that no glare projects above the horizontal plane, and light trespass at the property line is avoided; 6). Applicant should consult the "Illuminating Engineers Society of North America" to determine acceptable lighting guidelines for the proposed facility; 7). Applicant should prepare a soil survey and a geotechnical study so that soil constraints can be addressed in the early stages of development; 8). Applicant is encouraged to incorporate larger tree-save areas into the development proposal, if possible; 9). Applicant should provide a comprehensive landscape plan to accompany the proposal for the purpose of contributing as much to water quality as possible; and 10). Applicant should coordinate its proposal with the Urban Forestry Branch regarding tree preservation and a comprehensive landscape plan.

URBAN FORESTRY ANALYSIS

(Attachment D)

Urban Forestry Branch staff in the Department of Public Works and Environmental Services reviewed the application and noted the following: 1). Applicant should reduce the on-site parking capacity because of the availability of over 800 parking spaces on the adjoining high school property, to allow greater flexibility in designing the proposed parking lots to incorporate more preserved existing vegetation to satisfy the interior and peripheral parking lot landscaping

- Character

The character of the proposed expanded facility will be compatible with that of the existing park adjoining the subject property to the west and with that of the approved park, which is consistent with the Plan's recommendation that the area within which the subject property is located is particularly well suited for park use. The proposed expanded use also will be compatible with the nearby Westfield High School because high school students are likely to be frequent users of the proposed expanded facility. Many of the approved facilities are common to both RECenters and high schools, and the proposed expansion should have no significant effect on the character of the approved facilities. The architectural design of the proposed facility expansion will be compatible with public, institutional, and commercial buildings in the adjacent and surrounding areas. Site lighting will employ pole-mounted, full cut-off, down-lighted fixtures to minimize glare and reduce light trespass at the property line, and to not produce glare above the horizontal plane. Lighting levels will be designed in consideration of guidelines by the "Illuminating Engineers Society of North America," as well as for patron safety. The proposed expansion will be similar in character to other similar FCPA facilities. The proposed expanded facilities will present a well-landscaped, high-quality image that will be suitable for a public recreation facility, and should enhance the community's existing character. Buffering, screening, and landscaping associated with the proposed expanded facility will be consistent with Plan objectives. Mature vegetation in the Cub Run EQC should provide adequate natural buffers and screening of the expanded RECenter and Field House for adjacent neighborhoods in Pleasant Valley. Screening and landscaping for all on-site parking areas will be provided, and natural tree cover will be protected from development as much as possible. Existing and new landscape plantings will be installed along the subject property line to minimize light trespass.

- Extent

The approved proposal to develop a recreation facility on Parcels 1 and A resulted from a cooperative effort between FCPA and the School Board to consolidate two adjoining parcels for public use, in accordance with Plan guidelines for parcel consolidation. Staff believes that the subject proposal by FCPA to add Parcel 12C to the approved use (and increase the size of the subject property to about 37.3 acres) also is consistent with Plan guidelines for parcel consolidation. Under the subject proposal, the applicant will increase the total gross floor area of the RECenter and Field House to 254,000 SF. Thus, the proposed expanded facility's FAR will be approximately .16, which will equal the .16 FAR for the approved facility, and will be less than the maximum FAR of .35 recommended by the Plan.

To accommodate the expected increase in use associated with the proposed facility expansion, the applicant proposes to expand on-site parking. The *required* amount is 893 spaces, based on the applicant's estimate for average peak use for both recreation buildings. However, under the subject application, FCPA proposes to provide 1,022 spaces to show

expansion capacity if the actual need exceeds the estimate. This conforms with Plan guidelines that sites should be able to accommodate expansion. Because many evening events will be held by Westfield high school during peak use times at the park, the high school will be unable to accommodate sharing of its parking lots on a routine basis. According to the applicant, plant material will be provided in all parking areas to minimize visual impacts on adjoining properties, and to help existing vegetation reduce the effects of pavement and headlight glare, in accordance with Plan recommendations. As noted in its comments, DOT staff is of the opinion that FCPA's proposed change in use should have minimal additional impact on the local roadway network.

Although the proposed RECenter will remain located in the same general portion of the subject property as approved, most of the proposed Field House will be located on Parcel 12C. However, the proposed Field House will be located about the same distance from the nearest residential properties in Pleasant Valley as the approved Field House. The applicant states that the proposed RECenter and Field House buildings are not anticipated to be taller than 60 feet as approved, which is less than the 75-foot maximum height permitted in both the I-3 and I-5 Zoning Districts, and will be comparable to similar FCPA facilities. The proposed expanded facility will conform with Plan guidelines to minimize adverse impacts off site. The RECenter and Field House will be designed to avoid areas within the RPA and the EQC associated with Cub Run. The applicant will comply with the County's stormwater management and Chesapeake Bay Preservation Ordinance requirements, and geotechnical investigations will be conducted for the design of the proposed facilities. In addition, areas of impervious surface will be minimized by constructing only the amount of parking needed for routine peak use, and by sharing the parking areas at Westfield High School. The applicant states that scheduled special events will be coordinated with the high school's staff to reduce schedule conflicts and maximize efficient use of available facilities.

CONCLUSIONS AND RECOMMENDATIONS

As approved by the Planning Commission on January 13, 2000, the applicant is approved to lease approximately 28 acres of land located on portions of Parcels 1 and 1A on Stonecroft Boulevard from the Fairfax County School Board, and develop that land as a public park with recreation facilities. Staff concludes that the subject proposal by the Fairfax County Park Authority, to expand the approved use of that land with the addition of approximately 9.3 acres of land, and to expand the size of the approved RECenter, Field House, and associated parking areas, satisfies the criteria of location, character, and extent as specified in Va. Code Sec. 15.2-2232. Staff therefore recommends that the Planning Commission find the subject Application 2232-Y01-33 substantially in accord with provisions of the adopted Comprehensive Plan.

ATTACHMENTS



FAIRFAX COUNTY PARK AUTHORITY

MEMORANDUM

2232-Y01-33

ATTACHMENT A

RECEIVED

OCT 23 2001

BY: DBH

TO: James P. Zook, Director
Department of Planning and Zoning

FROM: Paul L. Baldino, Director

DATE: October 22, 2001

SUBJECT: Revised application for 15.2.2232 Determination on 43-2 ((1)) 1 (portion) and 1A (portion) and 33-4 ((1)) 12C.

The Fairfax County Park Authority respectfully requests that the attached application be reviewed and comments forwarded to the Fairfax County Planning Commission for their approval for this site for public park purposes in accordance with Section 15.2-2232 of the Code of Virginia.

The Department of Planning and Zoning has previously reviewed parcels 43-2 ((1)) 1 (portion) and 1A (portion) with an application (2232-Y99-2) submitted by the Park Authority. The Planning Commission approved the 2232 Determination on Application 2232-Y99-2 on January 13, 2000.

Since that time the Park Authority has acquired parcel 33-4 ((1)) 12C, which is adjacent to parcels 1 and 1A. The Park Authority desires to include parcel 12C in the approved use as a public park for the West County RECenter and Field House. In addition, as the design of the RECenter and Field House has progressed the size of the two buildings and associated parking has increased in size.

The Westfields High School is to the south of this site and this proposal has the support of the Fairfax County Public Schools.

Attachment: 2232 Application for West County RECenter

cc: Michael Frey, Supervisor, Sully District
Harold Strickland, Sully District Representative, Park Authority
✓ David Marshall, Assistant Director, Planning Division, DPZ
David Watkins, Director, Administration and Operation Services, FCPS
Lynn Tadlock, Director, Planning and Development Division
John Pitts, Manager, Project Management Branch
Chris Hoppe, Section Supervisor, Project Management Branch

PLB\cjh\my docs\wpdocs\West Co RECenter\2232\2001 Rev\Cover memo submission to DPZ

RECEIVED

OCT 29 2001

FAIRFAX COUNTY
PLANNING COMMISSION

REVISED APPLICATION FOR VIRGINIA CODE SECTION 15.2 - 2232
DETERMINATION ON FAIRFAX COUNTY PARK AUTHORITY USE OF
PARCELS 43-2 ((1)) 1 (Portion), 1A (Portion), and 33-4 ((1)) 12C
SULLY SUPERVISORY DISTRICT

October 18, 2001

1. **APPLICANT**

Fairfax County Park Authority
12055 Government Center Parkway
Planning and Development Division
Fairfax, Virginia 22035-1118

Contact Persons:

Lynn Tadlock 324-8741

Chris Hoppe 324-8688

Phone: Planning and Development Division

324-8741

Fax: Planning and Development Division

324-3987

2. **This application revises the 2232 Determination (Application 2232-Y99-2) approved by the Fairfax County Planning Commission on January 13, 2000 to include additional acreage, building square footage and parking.**

3. **LOCATION AND DESCRIPTION OF PROPERTY**

Location:

The three subject parcels are located in the extreme western portion of Fairfax County on Tax Map 43-2 ((1)) portions of parcels 1, 1A, and 33-4 ((1)) 12C as shown on Attachment 1. The street address for the site to be developed with the recreation facilities (RECenter building and Field House) has not been determined but would likely be 4500 Stonecroft Boulevard, Chantilly, Virginia. The parcels are located in the Sully Supervisory District, Area III, Land Unit H in the Dulles Suburban Center, as well as in the Bull Run Planning District, Upper Cub Run Community Planning Sector (BR2),

Description:

The three subject parcels are contiguous and are discussed as a single site in this application. The three parcels total approximately 37 acres as shown on Attachment 2.

The Fairfax County School Board (FCPS) owns parcels 1 and 1A. Portions of these parcels, totaling 28 acres, are under a long-term lease to the Fairfax County Park Authority for construction of a RECenter and Field House. The lease agreement is provided as Attachment 3. Parcel 12C was purchased by Fairfax County Park Authority in 2001 from a private owner. The site is located within Land Unit H of the Dulles Suburban Center. Parcels 1 and 1A are both zoned I-3. Parcel 12C is zoned I-5. No proffers exist on any of these parcels. The Zoning Overlay Districts for Water Supply Protection and Airport Noise both apply to this site.

The RECenter public park site is mostly wooded west of Stonecroft Boulevard. The southwestern border with the high school has been cleared and developed with a storm water management pond. The property is generally flat to slightly rolling sloping to the west and back to the Cub Run Stream Valley on the north. The soils are generally acceptable for development. A portion of the site has soils in the Iredell group that requires careful consideration in the design and construction of foundations and related improvements.

The site is bordered to the south entirely by the Westfields High School as shown in Attachment 4. Clockwise bordering to the west and northwest are the Cub Run Stream Valley and an undeveloped FCPS property, which is part of parcel 1. This portion of parcel 1 in turn is bordered by Richard Jones Park that includes the Pleasant Valley Golf Club, trails and a tot lot. The Cub Run, FCPS property and Stream Valley Parkland front parcel 12C on the northwest. The Pleasant Valley housing community is north of the FCPS property. Cub Run is within parcel 12C. The Upper Cub Run Sewage Treatment Plant is to the north of parcel 12C. To the east of parcel 12C and north of parcels 1 and 1A are two large parcels. A dog-boarding kennel occupies ((1)) parcel 9. An auto body shop occupies ((4)) parcel 1. Across Stonecroft Boulevard, still to the northeast, two undeveloped parcels front on Willard Road, Route 8457. East of Stonecroft Boulevard is the balance of the undeveloped FCPS property, parcel 1A. The school site borders on the south as noted above.

4. DESCRIPTION OF PROPOSED USE

The general use proposed for this site is a public park with recreation facilities. The specific improvements proposed are the development of a public recreation facility (RECenter) and the associated Field House. This site has been designated a Special Purpose Park by the Park Authority, which allows for both indoor and outdoor facilities that may require structural improvements. (Under the approved Determination, the site was designated a Countywide Multiple Resource Park.). The following describes the proposed use and the details of operational information for the RECenter building and the Field House based on the Park Authority's experience at eight similar sites in other county locations. Anticipated use levels at the Field House are based on projections from the Public Schools and the Park Authority.

Number of personnel and hours of attendance

Because of an increase in the area of the buildings from the approved Determination the maximum number of staff has increased from previously 7 to 25 to 25 to 34 with this application.

Operating hours

Operating hours will be 5:00 AM - 12:00 AM, Monday - Sunday. The facilities are available for private rental outside of these scheduled times. The closing time is extended by one hour from the approved Determination.

Facility Maintenance Requirements

No change in the facility maintenance from the approved Determination. All facilities will be programmed for regular and typical maintenance to Park Authority standards. Typical maintenance includes routine cleaning, annual inspection and preventative maintenance of all building systems, structures and finishes. Safety inspections of all recreation equipment are performed on a routine basis. Specialized maintenance can be performed by the assigned on-site maintenance engineer or contracted out on an as-needed basis.

Facility Size, Area, Quantity, Color, Materials

A. Buildings

The total footprint of the RECenter and Field House combined has increased by a total of 40,400 square feet (SF), from 175,000 SF to 220,400 SF, from the approved

~~Determination. The total gross floor area of the RECenter and Field House combined has increased by a total of 55,000 SF, from 199,000 SF to 254,000 SF, from the approved Determination. The proposed gross floor area of the RECenter has been reduced by 39,000 SF, from 133,000 SF to 94,000 SF, from the approved Determination, while the proposed Field House gross floor area has increased by a total of 94,000 SF, from 66,000 SF to 160,000 SF. Attachment 5, the Conceptual Development Plan, shows the buildings in the same general location on the site, as the approved Determination, however most of the Field House is situated on parcel 12C.~~

No changes have been made to the color or materials for these buildings from the approved Determination. They will be constructed out of durable, cost effective, attractive materials typical of other large-scale public building improvements. Prior RECenters constructed by the Park Authority have been steel frame buildings clad with masonry veneers in colors and textures which are pleasing and sympathetic to the surroundings

~~Although the programmed activities and functions of the two recreation buildings will generally remain the same some of the programmed activities anticipated in the RECenter may be relocated to the Field House due to the reduction in size of the RECenter. The RECenter facilities may include an indoor swimming pool, leisure pool, diving well, ice rink, indoor practice facilities for team athletics, gymnasium, weight and fitness room, multi-purpose rooms for recreational classes and meetings, racquetball courts, indoor "soft play" area, teen center/game room, vending area with lounge and support spaces including locker rooms. The Field House may include an indoor track containing a 200-meter oval and pits for related field events, spectator seating for 1200, ice rink, gymnasium, indoor practice facilities for team athletics, multi-purpose rooms, and support spaces including locker rooms.~~

B. Site

Although the Conceptual Development Plan provided for 800 lighted asphalt parking spaces, the actual parking requirement was estimated to be 770 in the approved Determination. With an increase in the overall size of the buildings the projected number of parking spaces has also increased. Parking estimates are based on an expected average peak attendance for each of the buildings. Average peak attendance estimate for the RECenter is 618 persons. The peak attendance estimate is based on actual attendance and parking data from Wakefield RECenter, which is the Park Authority's most heavily attended recreation center. A parking factor of one parking space for every 1.45 patrons has been used to calculate the number of parking spaces required at the RECenter ($618 \div 1.45 = 426$). Note that the parking factor of 1.45 is much more conservative than the factors specified in the Fairfax County Zoning Ordinance where, depending on the type of facility, one space for every three or four users is required. The parking factor proposed is based on actual attendance and parking data from Wakefield RECenter, which is the Park Authority's most heavily attended recreation center.

The average peak attendance estimate for the Field House is 1,400 patrons. A parking factor of one parking space for every 3.0 patrons has been used to calculate the required number of parking spaces ($1,400 \div 3.0 = 467$) for this facility since the functions occurring in the Field House are more closely aligned with facilities identified in the Zoning Ordinance

Based on the above, the total number of parking spaces required on this site to meet the average peak times for both buildings is estimated to be 893 ($426 + 467$). The Conceptual Development Plan, Attachment 5, shows a total of 1,022 parking spaces to demonstrate additional parking capacity should the actual need be greater than the predicted use. The required number of spaces for each building will be constructed initially.

Parking will be provided for peak routine park uses. Special events that generate the need for additional parking will require shared use of the existing Westfields High School parking area of 850 spaces. Special events occur on weekends approximately 16 days per year. The Fairfax County Public Schools have agreed to allow use of the high school parking for special events as long as these events are coordinated with the high school to reduce schedule conflicts and maximize efficient use of available facilities.

C. Use

It is anticipated that the proposed park, including the combined RECenter and Field House operation, will generate an attendance of 641,400 to 950,000 annually, up from 637,600 to 710,600 estimated in the approved Determination. Projected annual attendance for the reduced size RECenter is estimated to be 385,400 to 554,600, down from 532,000 to 585,200. Projected annual attendance for the enlarged Field House is estimated to be 256,000 to 395,400, up from 105,600 to 125,400.

Attendance projections are based on actual attendance data from existing Park Authority RECenter operations calculated on a per square foot basis. Per square foot use of the RECenter proper is expected to be much greater than the use in the Field House since the RECenter will contain a greater density of recreational facilities and activities. Therefore, per square foot attendance factors of 4.1 – 5.9 have been used to estimate RECenter attendance. These correspond to the Park Authority's most densely developed and, by extension, most heavily attended (on a per square foot basis) facilities, including Wakefield, Oak Marr and South Run RECenters. The density of development in the Field House is expected to be more similar to Mt. Vernon, the Park Authority's least densely developed facility. Therefore, a per square foot attendance factor of 1.6 to 1.9 has been used to estimate Field House attendance, which equates to the range of per square foot attendance experienced at Mt. Vernon RECenter over the last three years.

Facility's Utility Requirements, Operating Frequency

All utilities necessary to operate a RECenter and Field House are readily available to serve this site. The highest usage of these utilities will occur during peak operating hours and special events. Peak hours for normal operations (not including special events) based on analysis of activities at other RECenter buildings will be 6:00 PM to 9:00 PM Monday – Friday and 9:00 AM – 1:00 PM Saturday. Requirements for new utilities and improvements are based on peak use projections.

A. Electric

The Park Authority's larger RECenter buildings have 2000 AMP electric services. It is anticipated that this facility would require a larger service, possibly 2500 AMPs, and that electric power would be the principal energy source for RECenter equipment, services, and functions. Electric service of sufficient size is available on Old Lee Road and is supplied by Dominion Virginia Power.

The Field House will also require a 2,500 AMP electric service.

B. Water

No change from the approved Determination. It is anticipated that this facility would require a public 8" lateral water line service. Water is available from a 12" public water main east of the site within the Stonecroft Boulevard right-of-way provided by Fairfax County Water Authority.

C. Sanitary Sewer

No change from the approved Determination. It is anticipated that this facility would require a public 8" lateral sanitary sewer line service. Sanitary sewer service is available from an 8" stub-out line installed for this purpose available at the proposed north entrance. This line ties to the 27" public sanitary sewer trunk line west of the site in Cub Run Stream Valley.

5. JUSTIFICATION FOR THE PROPOSAL

Why the Revision is Necessary

The needs for a facility of this nature have not changed from the approved Determination. However, a couple of conditions have changed that warrants a revision of the Determination. The Park Authority has acquired additional land adjacent to the original site that should be included in the Determination. Initiation of the design process for the RECenter and Field House revealed a slightly different mixture of activities in the two buildings, which resulted in an increase in footprint and gross floor area. We request approval of an increase in the size of the proposed buildings and the associated parking.

A. Park Bond Referendum

No change from the approved Determination.

B. Preliminary Findings from RECenter Feasibility Study

No change from the approved Determination.

C. Demographic Analysis

No change from the approved Determination.

Why the Proposed Location and Type of Facility is not Disruptive

The proposed locations for the RECenter and Field House are compatible with surrounding uses. The uses immediately adjacent to the facility are a dog kennel, an auto body shop, and a public high school. Many of the users will come from the high school. The Park Authority and School Board have a successful operating relationship sharing the George Washington High School/RECenter site in Mount Vernon District. Attachment 3, a copy of the signed Lease Agreement, provides evidence of the support of the School Board for this proposal.

Most adjacent properties will not be impacted by development of this site. The majority of the site is bounded by school property. A large undeveloped Resource Protection Area (RPA) along Cub Run Stream Valley to the north will buffer the Pleasant Valley residential community.

The locations of the RECenter and Field House buildings are adequately buffered in the 37-acre site as shown in Attachment 5 abutting only two private parcels to the north. The largest adjacent neighbor, the high school, is a proponent of this development and does not believe there will be any negative impacts with this proposal.

Careful attention to the design and construction of proposed improvements in compliance with the Public Facilities Manual will minimize site damage and potential siltation of the Cub Run Stream Valley. All of this will serve to mitigate and minimize offsite impact and provide the least disruptive facility development and operation possible.

6. ANTICIPATED IMPACTS ON ADJOINING PROPERTIES AND ON- AND OFF-SITE ENVIRONMENTAL FEATURES

The proposed use will have minimal offsite impact. The use is compatible with other existing and proposed uses in the area.

Traffic Impact

Traffic impacts with this revised application are increased slightly. The reason for the minimal change is that the RECenter, which generates more vehicles per person than the Field House, is smaller in size and the Field House is larger than the facilities in the approved Determination.

The Average Vehicles Per Day (VPD) count generated by activities associated with the development is based on the projected peak annual use divided by the number of users per vehicle, divided by the number of days of operation in a year (364). Peak volumes between 6:00 PM and 9:00 PM during the week and 9:00 AM – 1:00 PM Saturdays will occur when school and most businesses are closed. The estimated VPD in the approved Determination was 1207 to 1346. Estimated VPD in this revised application are as follows:

RECenter:	385,400 to 554,600 / 1.45 / 364 = 730 to 1,050 VPD
Field House:	256,000 to 395,400 / 3.0 / 364 = 239 to 362 VPD
Total VPD	964 to 1,412

Noise Impact

No change from the approved Determination.

Light Pollution

No change from the approved Determination.

Air Quality

No change from the approved Determination.

Visual Impacts

Most aspects of the visual impacts are unchanged from the approved Determination. The RECenter and Field House buildings are still not anticipated to be taller than the 60' stated height in the approved Determination. The buildings will be situated on the site to maximize the existing topography to lower the overall height of the buildings. With the additional land more existing vegetation will be retained between Cub Run and the buildings. The topography and existing vegetation that will be retained will reduce visibility of the RECenter and Field House.

Water Quality

Water use and consumption for this proposed development would be obtained from the public water supply. Storm water control during and after construction will be under Best Management Practices (BMP) in accordance with the Public Facilities Manual and the

Park Authority mission to protect the environment. Management of the storm water runoff and satisfaction of BMP requirements for the development of the 28 leased acres has been provided with the design and construction of the on site existing detention pond, which was part of the Stonecroft Boulevard development under Site Plan 7306-SP-02. Storm water management and BMP requirements for the development occurring on parcel 12C will be addressed as part of the site plan for the Field House.

7. RELATIONSHIP OF THE PROPOSAL TO THE COMPREHENSIVE PLAN

It is our opinion that the proposed revision is still entirely compliant with the Comprehensive Plan.

Land Use

A. Comprehensive Plan

~~No change from the approved Determination.~~

Zoning District

Both of the land parcels 1 and 1A comprising the site are zoned I-3 for Light Industrial Use. Parcel 12C is zoned I-5 for General Industrial Use. With the exception of the Pleasant Valley community to the north, which is zoned R-C, all abutting parcels are zoned I-3 or more intense as shown in Attachment 6. As noted above, the Pleasant Valley community is heavily buffered from the proposed use by the full width of both sides of the Cub Run Stream Valley RPA thus minimizing offsite incompatibilities.

The proposed RECenter and Field House facilities are permitted uses under Articles 5-302 and 5-502 "Public Uses". With a Special Permit under Articles 5-303 and 5-503 a variety of Community Uses are permitted under Group 4, Commercial Recreational Uses are permitted under Group 5 and Outdoor Recreational Uses are permitted under Group 6. Many of the listed uses and activities under these Groups are those, which are under consideration with the development of the RECenter. With a Special Exception Use under Article 5-304, most any other use type that has been discussed for this facility can be developed.

The area of the proposed development site easily exceeds the minimum lot area of 40,000 square feet and width of 100 feet. The maximum building height permitted is 75 feet. The proposed buildings are not expected to exceed this height. The bulk plane requirements for front, side, and rear yard will be satisfied and the front yard setback will be 40 feet or more. FAR of the proposed plan is .16, which is within the .40 requirement. Minimum open space with this proposal is 32%, which is greater than the required minimum of 15%.

Conformance with the Comprehensive Plan

The proposed use is in conformance with the Comprehensive Plan. The proposed facility development will comply with the design objectives and criteria of the Plan.

A. Proposed Use in Conformance with the Plan
Following is the only change from the approved Determination.

The RECenter building and the support facilities will be constructed with park bond funds on parcels 1 and 1A within Land Unit H on the parcels specifically cited in the Plan. The Park Authority is currently negotiating an agreement with a private offeror to design, construct, and operate the Field House and the support facilities on parcels 1, 1A, and 12 C. This proposal clearly meets the needs of the Planning District and the intent of the Comprehensive Plan.

B. Adjacent High School Location
No change from the approved Determination.

C. Design Recommendations and Criteria
No change from the approved Determination.

8. ALTERNATIVE SITES CONSIDERED

No change from the approved Determination.

9. PROPERTY IDENTIFICATION MAP

The proposed site is graphically represented in Attachments 1 and 2. The proposed improvements on the site are graphically represented on Attachment 5.

10. CONCEPTUAL DEVELOPMENT PLAN/PRELIMINARY MASTER PLAN

The Park Authority approved the Conceptual Development Plan/Master Plan for the original 28-acre site in July 1999. The approved Conceptual Development Plan is included as Attachment 7. The Park Authority has prepared a revised Conceptual Development Plan, which is currently under review for approval by the Park Authority Board. The draft of that plan is provided as Attachment 5 and shows the conceptual layout and size of the improvements presented in this proposal. Upon approval, the entire Master Plan report can be made available for review.

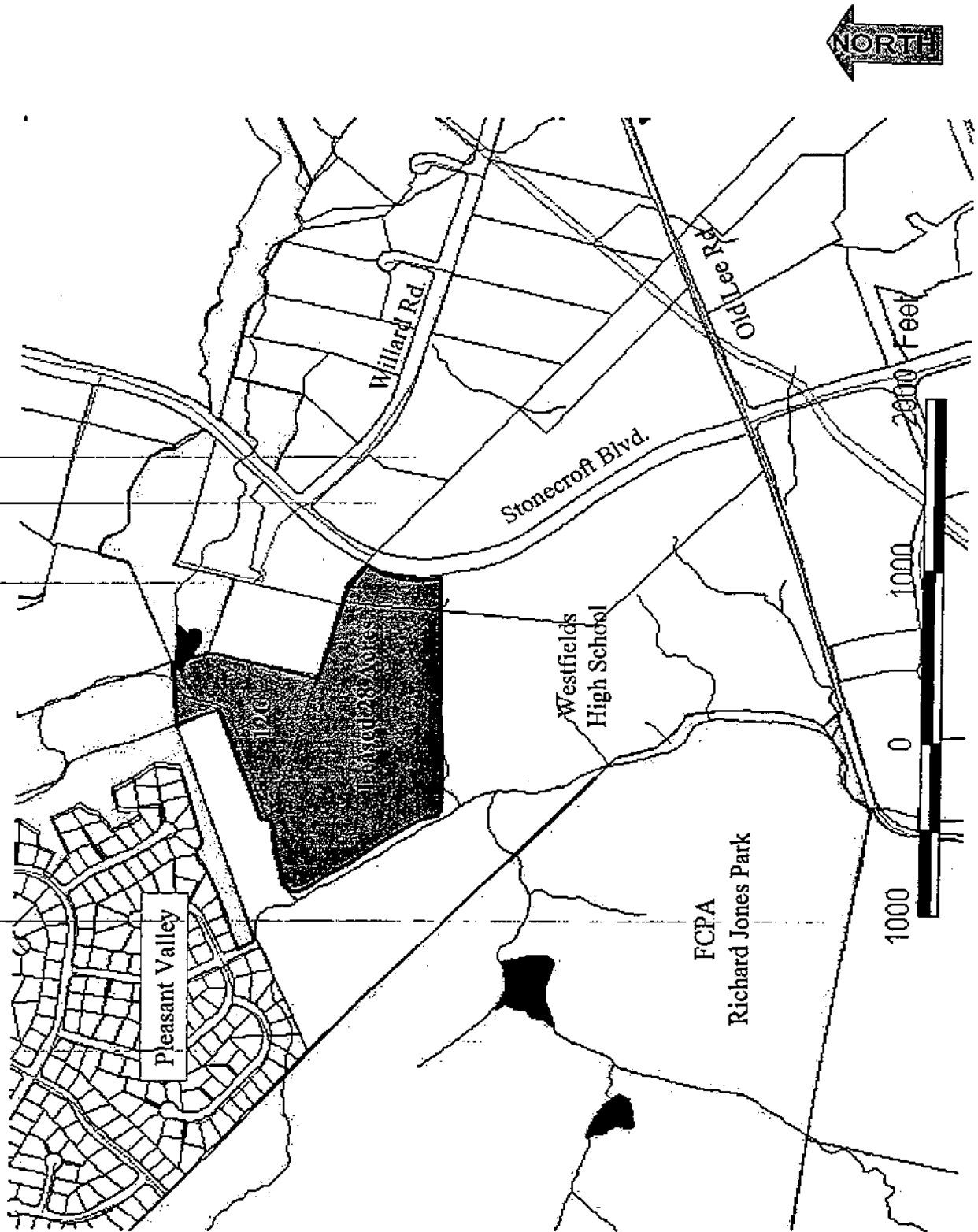
End of Application Report.

LIST OF ATTACHMENTS

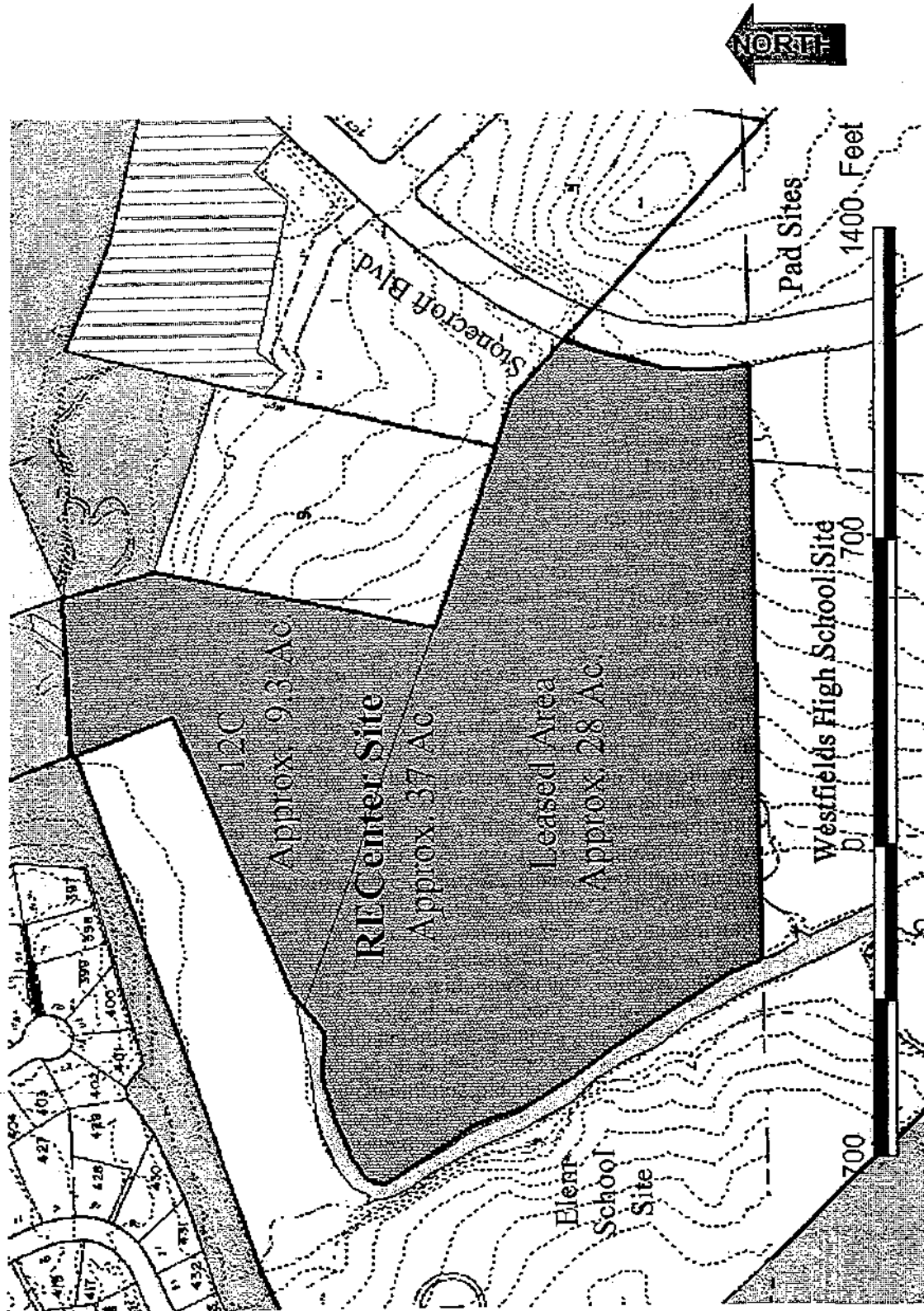
1. Graphic: "West County RECenter - Vicinity Map" (with site parcel designation)
2. Graphic: "West County RECenter - RECenter Site"
3. Text: Lease Agreement, December 17, 1999 **(OMITTED FROM STAFF REPORT)**
4. Graphic: "West County High School – Overall Site Plan" sheet 3 of 41
5. Graphic: "West County RECenter - Conceptual Development Plan"
6. Graphic: "West County RECenter - Zoning"
7. Graphic: "West County RECenter - Conceptual Development Plan/Master Plan"

Approved July 14, 1999

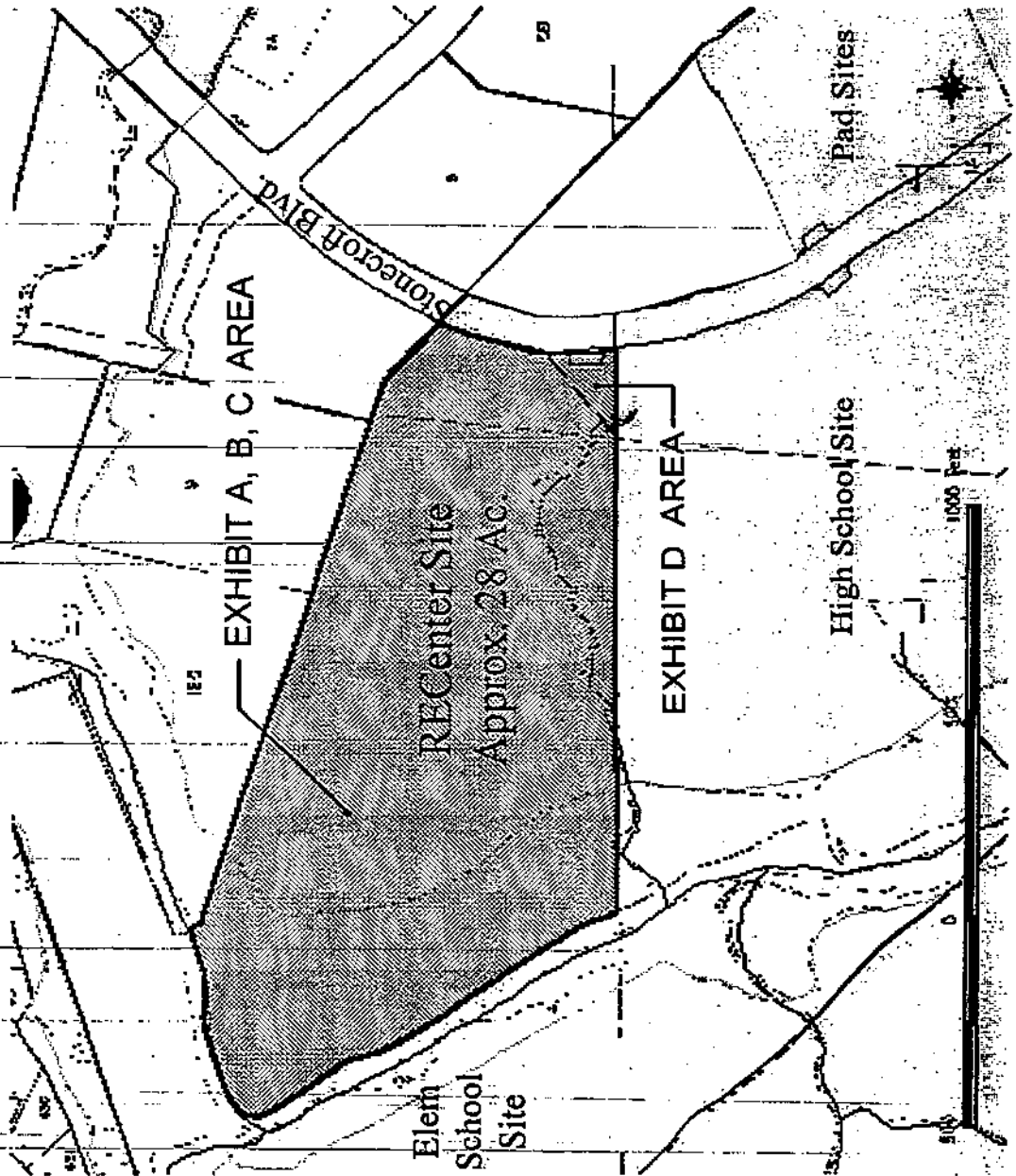
West County REC Center Vicinity Map

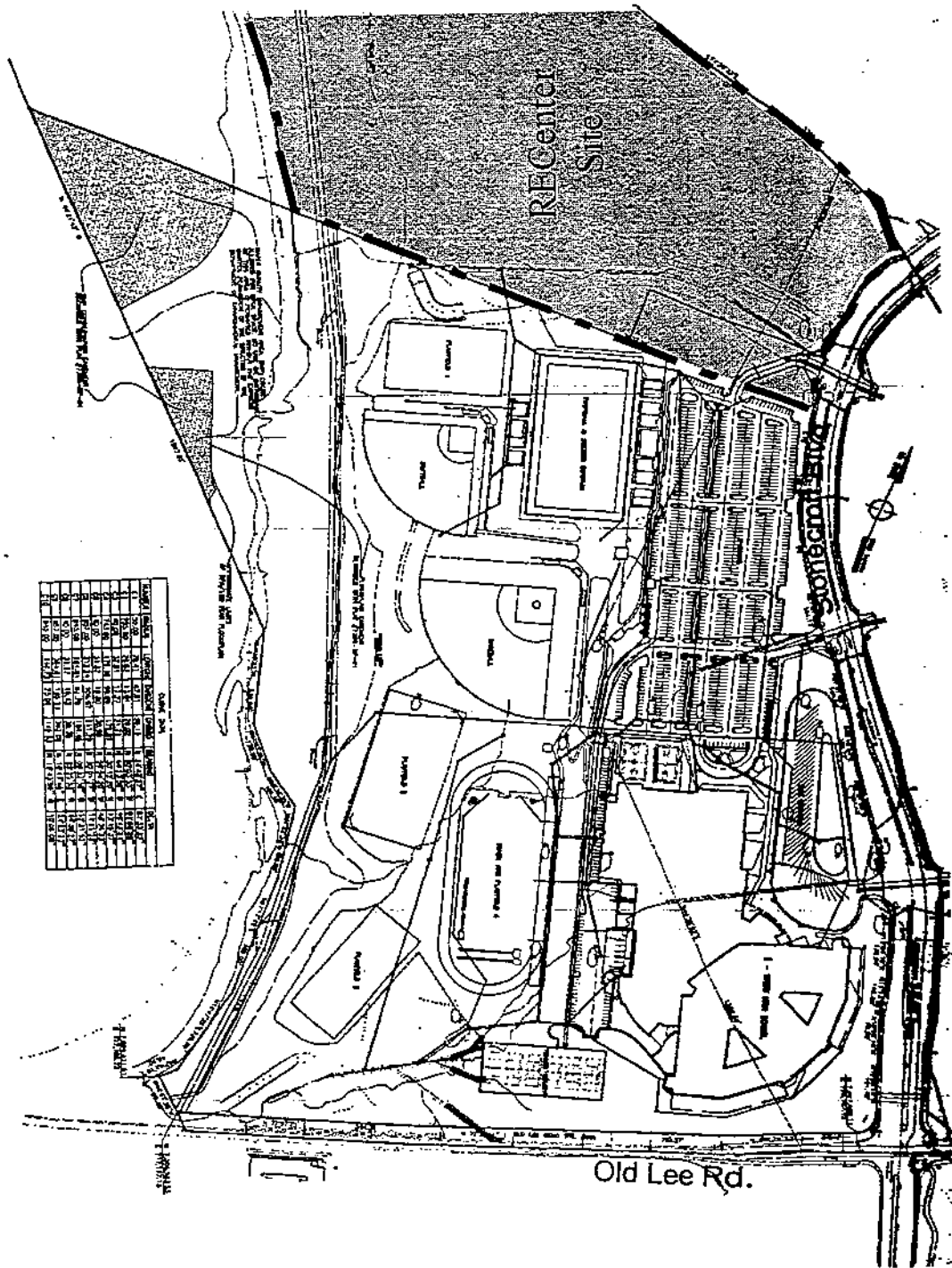


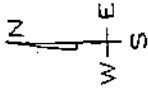
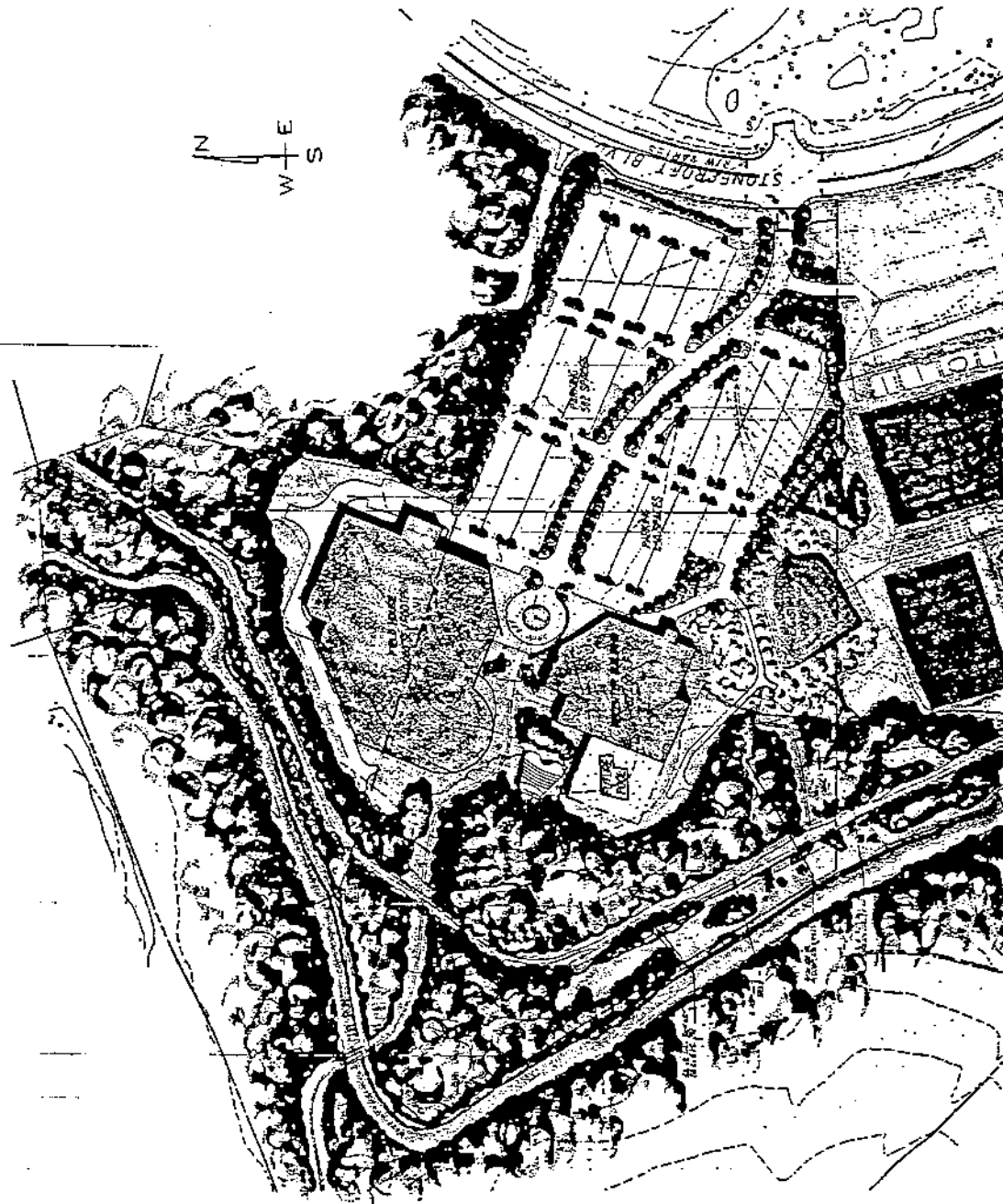
West County RECenter RECenter Site



West County RECenter RECenter Site





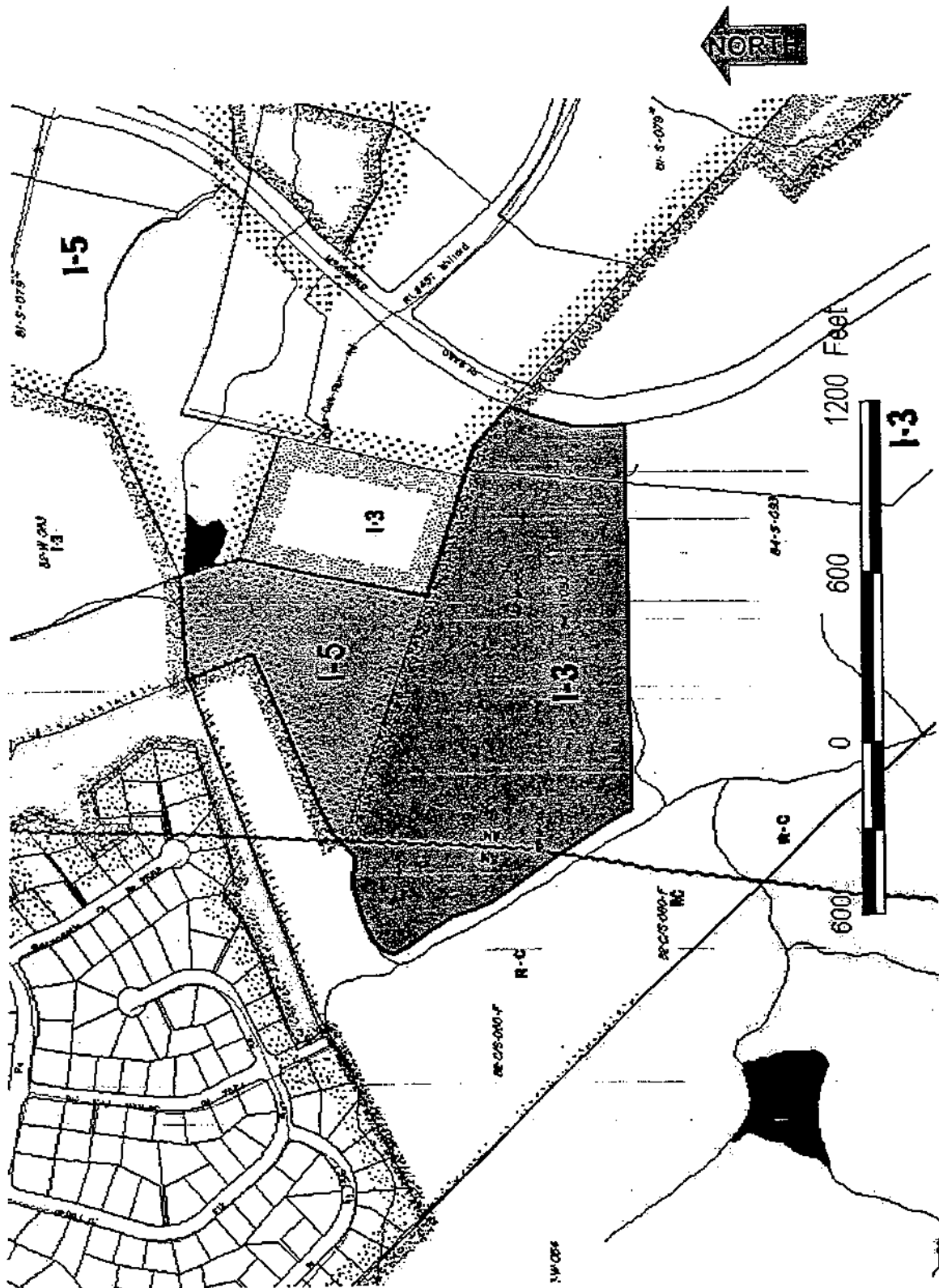


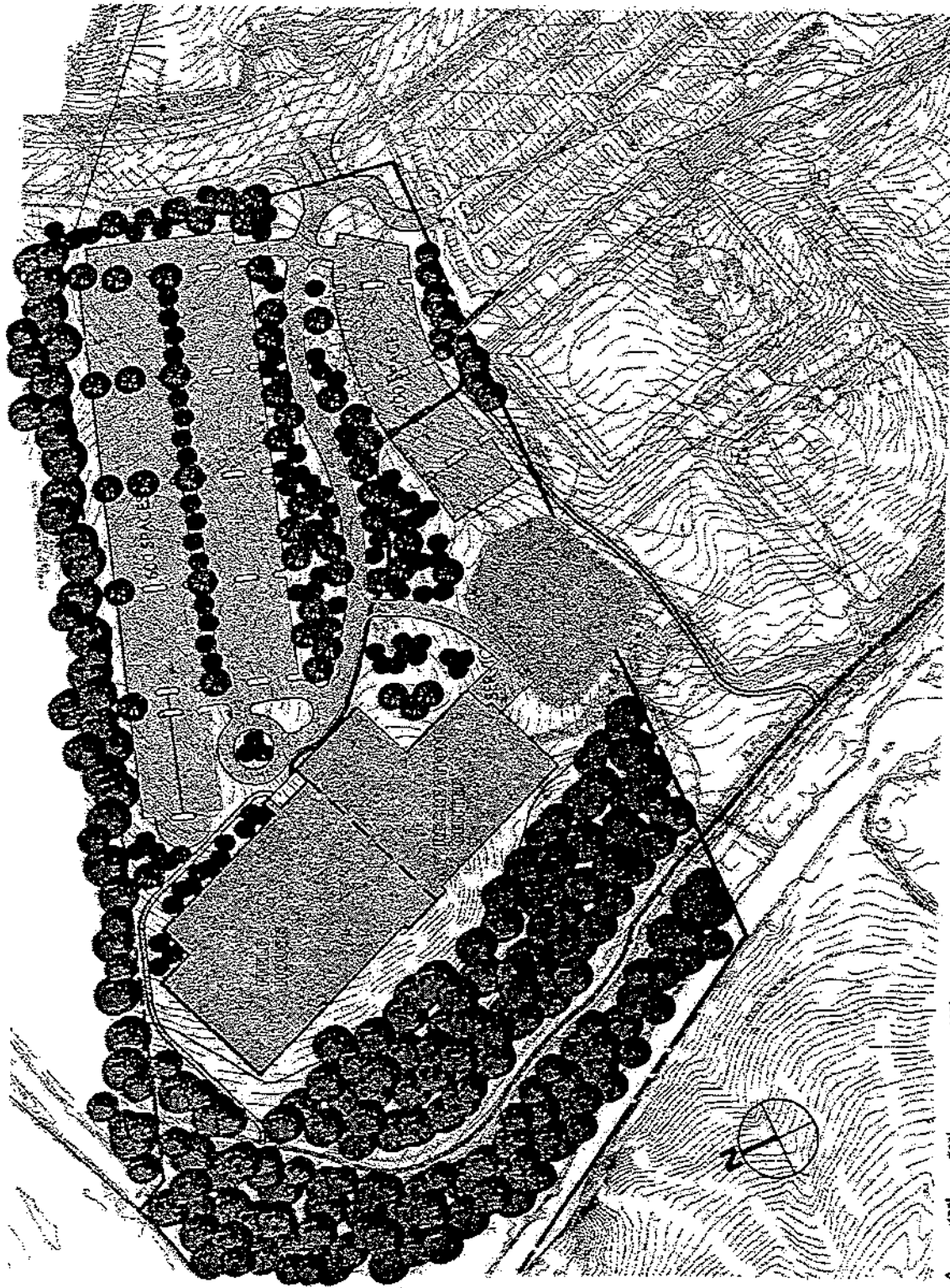
FAIRFAX COUNTY PARK AUTHORITY
SULLY DISTRICT, VIRGINIA

CONCEPTUAL DEVELOPMENT PLAN
WEST COUNTY RECENTER

Grimes
and
Parker
Architects







CONCEPTUAL DEVELOPMENT PLAN

WEST COUNTY RECenter

FAIRFAX COUNTY PARK AUTHORITY
SULLY DISTRICT, VIRGINIA





FAIRFAX COUNTY PARK AUTHORITY

MEMORANDUM

TO: David Jillson
Planning Division, Department of Planning and Zoning

CH **FROM:** Christopher J. Hoppe, Section Supervisor
Project Management Branch

DATE: February 5, 2002

SUBJECT: Revised application for 15.2.2232 Determination on 43-2 ((1)) 1 (portion) and 1A (portion) and 33-4 ((1)) 12C.

Following is the response to the recommendations received from the Urban Forester regarding the 2232 application package.

The comment suggests that possibly the RECenter parking lot size could be reduced by having a greater number of vehicles overflow onto the adjacent 800-space parking lot at Westfield High School. This would allow more existing vegetation to be retained. The RECenter parking lot is sized to accommodate on site the routine peak number of vehicles that would use the RECenter and Field House. The application does indicate that overflow use of Westfield High School will occasionally occur during very large events. This arrangement was negotiated with the Schools early in the project planning. Westfield hosts many evening events during the RECenter peak times. Therefore, they were unable to accommodate any routine sharing of their parking. However, the occasional event that is coordinated in advance with the school could be accommodated.

To assess the current feelings about the shared parking the question was asked of the Public Schools member of the project team if this was possible to routinely overflow onto the Westfield parking lot. The Schools are not able to accommodate this request.

The second recommendation is to use evergreen trees and/or shrubs around the parking areas to minimize glare from headlights. We will provide plantings in and around the parking areas in accordance with parking lot landscaping ordinances. A variety of species, mostly native, will be used to reduce the effects of the paving and headlight glare.

The Park Authority Landscape and Forestry Manager has visited the site to assess the viability of transplanting existing vegetation from areas to be disturbed to the perimeters and of removing the plants, storing them and replanting them after construction. Although the stand of trees is relatively young, they are now mostly greater than 10 feet tall and many have lost their lower branches, which reduces their effectiveness as screen planting material. Cedars greater than 6' –

David Jillson
February 5, 2002
Page 2 of 2

10' high do not usually survive transplanting well. In addition, he indicated that the amount of rock observed on the surface could be problematic for the tree spade to penetrate the ground to dig the plants.

Please contact me if you need any clarifications or have further questions.

cc: Michael Frey, Supervisor, Sully District
Harold Strickland, Sully District Representative, Park Authority
David Marshall, Assistant Director, Planning Division, DPZ
David Watkins, Director, Administration and Operation Services, FCPS
Paul L. Baldino, Director, FCPA
Lynn Tadlock, Director, Planning and Development Division
John Pitts, Manager, Project Management Branch

CJH\my docs\wpdocs\West Co RECenter\2232\2001 Rev\DPZ response memo #1



FAIRFAX COUNTY PARK AUTHORITY

MEMORANDUM

TO: David Jillson
Planning Division, Department of Planning and Zoning

FROM: Christopher J. Hoppe, Section Supervisor
Project Management Branch

DATE: February 5, 2002

SUBJECT: Revised application for 15.2.2232 Determination on 43-2 ((1)) 1 (portion) and 1A (portion) and 33-4 ((1)) 12C.

Following is the response to the recommendations received from the Environmental Assessment Review Branch regarding the 2232 application package.

Resource Protection Area/Environmental Quality Corridor

The Resource Protection Area (RPA) boundary definition when applied to this site defines the RPA limits to be generally coincident with the 100-year floodplain line because the 100-year floodplain is generally ≥ 100 feet from the stream. The 100-year floodplain line as taken from County Property Identification maps is shown on the development plan. Our interpretation of the definition of the environmental quality corridor (EQC) when considering the adjacent slopes in the vicinity of the Field House indicates that the EQC will also be coincident to the 100-year floodplain. In a few small areas adjacent to the Field House the EQC is farther from the stream than the mapped 100-year floodplain. The Conceptual Development Plan intends to show all clearing and development to occur outside the 100-year floodplain/RPA/EQC line. During construction document preparation the RPA and EQC line will be more accurately delineated and the improvements will be designed to avoid areas within the RPA and EQC. However, the required countywide trail and connecting trails to the recreation center will be located within the RPA and EQC and will be field located to avoid, whenever possible, wetlands and other sensitive areas.

A site investigation by staff of the Park Authority's Resource Management Branch has revealed that some jurisdictional wetlands do exist within the 100-year floodplain. These wetland areas will be delineated during construction document phase and development will be designed to avoid the wetlands, whenever possible, to mitigate when necessary, and to respect the applicable ordinances. The construction documents will be coordinated with the Army Corps of Engineers to ensure compliance with the Clean Water Act.

Light Pollution

The Park Authority desires to minimize the impact of lights from our development. We anticipate roadway, parking, and walkway lighting fixtures to be mounted on poles no higher than 30'. Our standard is a full cut-off, down lighting, shoebox style fixture that does not produce glare above the horizontal plane. This will minimize glare and reduce light trespass at the property line. The light levels will be designed in consideration of the Illuminating Engineers Society of North America guidelines and considerations for patron safety. Existing vegetation retained and new screen plantings installed as part of this project along the property line will help to control light trespass. The buildings and 500' – 600' of forest that will remain along Cub Run, screen residential properties that could be impacted by light trespass.

Soil Constraints

The Park Authority routinely has geotechnical investigations performed for development projects to guide the development of its facilities and to assist with estimating probable costs. Investigations have been done for this site and the results will be used in the design of the building foundations and pavement.

Tree Preservation and Restoration

I previously responded to a similar comment from Urban Forestry. Between Cub Run and the recreation center the existing mature hardwood forest vegetation will be preserved. This includes the Resource Protection Area (RPA) and an additional buffer of trees to protect the water quality. The applicant recognizes the environmental and aesthetic benefit of saving as much existing vegetation as possible. Detailed site design will be sensitive to saving as many trees as possible. The applicant will work with the Urban Forestry Branch during the design process.

Trails Plan

The application includes provision of the trail along the Cub Run. Connector trails to the RECenter are also proposed.

Please contact me if you need any clarifications or have further questions.

Jillson

February 7, 2002

Page 3 of 3

cc: Michael Frey, Supervisor, Sully District
Harold Strickland, Sully District Representative, Park Authority
David Marshall, Assistant Director, Planning Division, DPZ
David Watkins, Director, Administration and Operation Services, FCPS
Paul L. Baldino, Director, FCPA
Lynn Tadlock, Director, Planning and Development Division
John Pitts, Manager, Project Management Branch

CJH\my docs\wpdocs\West Co RECenter\2232\2001 Rev\DPZ response memo #2

COUNTY OF FAIRFAX, VIRGINIA

MEMORANDUM

DATE: October 31, 2001

2001/10/31
ATTACHMENT B

TO: David B. Marshall, Chief
Facilities Planning Branch, DPZ

FROM: Dolores M. Kinney
Assistant the Zoning Administrator

SUBJECT: West County RECenter and Field House
4500 Stonecroft Boulevard
Tax Map Ref: 43-2 ((1)) 1 pt., 1A pt.; 33-4 ((1)) 12C
Zoning Districts: I-3, I-5, AN, WS

REF: 2232-Y01-33

In a memorandum dated October 26, 2001, you requested comments regarding the proposed West County RECenter and Field House on the referenced property. It is my understanding that a 2232 determination was previously approved by the Planning Commission on January 13, 2000 on Parcels 1 and 1A. Since that time, the Fairfax County Park Authority (FCPA) has acquired Parcel 12C. The revised design of the facility includes an increase in the size of the Field House from 66,000 to 160,000 square feet, a reduction in the RECenter building from 133,000 to 94,000 square feet and an increase in parking. Parcels 1 and 1A are owned by the Fairfax County School Board and Parcel 12C is owned by FCPA.

Because the proposed facility is to be located on land owned by either the Fairfax County School Board or FCPA and is to be operated by the FCPA, it is deemed a public use under the Zoning Ordinance. Public uses are permitted by right in the I-3 and I-5 Districts and are subject to the bulk regulations and open space requirements of those districts.

Should you need additional information, please contact me at (703) 324-1396.

DMK

cc: Jane W. Gwinn
Zoning Administrator
Lorrie Kirst, Deputy Zoning Administrator
for Ordinance Administration Branch
Michael R. Congleton, Deputy Zoning Administrator
for Zoning Permit Review Branch

FAIRFAX COUNTY, VIRGINIA

MEMORANDUM

TO: David B. Marshall, Chief
Facilities Planning Branch, DPZ

FROM: *Bruce G. Douglas*
Bruce G. Douglas, Chief
Environment and Development Review Branch, DPZ

SUBJECT: ENVIRONMENTAL ASSESSMENT for: 2232-Y01-33
Fairfax County Park Authority

DATE: 6 February 2002

This memorandum, prepared by Mary Ann Welton, includes citations from the Comprehensive Plan that list and explain environmental policies for this property. The citations are followed by a discussion of environmental concerns, including a description of potential impacts that may result from the proposed development. Possible solutions to remedy identified environmental impacts are suggested. Other solutions may be acceptable, provided that they achieve the desired degree of mitigation and are also compatible with Plan policies.

COMPREHENSIVE PLAN CITATIONS:

The Comprehensive Plan is the basis for the evaluation of this application. The assessment of the proposal for conformity with the environmental recommendations of the Comprehensive Plan is guided by the following citations from the Plan:

On page 12 of the 2000 edition of the Comprehensive Plan, Area III, under the heading "Major Objectives," Land Use section of the Dulles Suburban Center portion of the Plan states:

"6. Provide a balance of land uses, protect environmental and heritage resources..."

On page 22 of the 2000 edition of the Comprehensive Plan, Area III, Dulles Suburban Center," under the heading, "Major Objectives," Environment and Heritage Resources section, the Plan states:

"24. Protect environmental assets, including Environmental Quality Corridors (EQCs) and Resource Protection Areas (RPAs) within stream valley parks and private "open space" in fulfillment of the Greenway concept while encouraging compatible use by the public where feasible..."

25. Protect the natural environment by assuring connectivity through the Center and between adjacent districts: Design stormwater detention systems that blend with and augment features of the natural environment and which contribute to the aesthetics of their sites."

On pages 91 through 93 of the 2000 edition of the Policy Plan under the heading "Water Quality", the Comprehensive Plan states:

"Objective 2: Prevent and reduce pollution of surface and groundwater resources.

- Policy a. Implement a best management practices (BMP) program for Fairfax County, and ensure that new development and redevelopment complies with the County's best management practice (BMP) requirements. . . .
- Policy k. For new development and redevelopment, apply low-impact site design techniques such as those described below, and pursue commitments to reduce stormwater runoff volumes and peak flows, to increase groundwater recharge, and to increase preservation of undisturbed areas. In order to minimize the impacts that new development and redevelopment projects may have on the County's streams, some or all of the following practices should be considered where not in conflict with land use compatibility objectives:
- Minimize the amount of impervious surface created.
 - Site buildings to minimize impervious cover associated with driveways and parking areas and to encourage tree preservation.
 - Where feasible, convey drainage from impervious areas into pervious areas.
 - Encourage cluster development when designed to maximize protection of ecologically valuable land.
. . .
 - Encourage fulfillment of tree cover requirements through tree preservation instead of replanting where existing tree cover permits. Commit to tree preservation thresholds that exceed the minimum Zoning Ordinance requirements.
. . .
 - Encourage the use of innovative BMPs and infiltration techniques of stormwater management where site

conditions are appropriate, if consistent with County requirements.

- Apply nonstructural best management practices and bioengineering practices where site conditions are appropriate, if consistent with County requirements.

...

Development proposals should implement best management practices to reduce runoff pollution and other impacts..."

On page 94 the of the 2000 edition of the Policy Plan under the heading "Water Quality", the Comprehensive Plan states:

"Objective 3: Protect the Potomac Estuary and the Chesapeake Bay from the avoidable impacts of land use activities in Fairfax County.

Policy a. Ensure that new development and redevelopment complies with the County's Chesapeake Bay Preservation Ordinance."

On page 96 of the 2000 Edition of the Policy Plan under the heading "Light Pollution", the Comprehensive Plan states:

"Increasing urbanization requires that care be taken to reduce unfocused emissions of light and that efforts be made to avoid creating sources of glare which may interfere with residents' and/or travelers' visual acuity.

Objective 5: Minimize light emissions to those necessary and consistent with general safety.

Policy a. Recognize the nuisance aspects of unfocused light emissions."

On pages 96-97 of the 2000 Edition of the Policy Plan under the heading "Environmental Hazards", the Comprehensive Plan states:

"Objective 6: Ensure that new development either avoids problem soil areas, or implements appropriate engineering measures to protect existing and new structures from unstable soils."

On page 101 of the 2000 Edition of the Policy Plan under the heading "Environmental Resources", the Comprehensive Plan states:

"The retention of environmental amenities on developed and developing sites is also important. The most visible of these amenities is the County's tree cover. It is possible to design new development in a manner that preserves some of the existing vegetation in landscape plans. It is also possible to restore lost vegetation through replanting. An aggressive urban forestry program could retain and restore meaningful amounts of the County's tree cover."

On pages 98 through 100 of the 2000 Policy Plan, the Comprehensive Plan states the following:

"Objective 9: Identify, protect and enhance an integrated network of ecologically valuable land and surface waters for present and future residents of Fairfax County.

Policy a: For ecological resource conservation, identify, protect and restore an Environmental Quality Corridor system (EQC). (See Figure 11.) Lands may be included within the EQC system if they can achieve any of the following purposes:

- Habitat Quality: The land has a desirable or scarce habitat type, or one could be readily restored, or the land hosts a species of special interest.
- "Connectedness": This segment of open space could become a part of a corridor to facilitate the movement of wildlife.
- Aesthetics: This land could become part of a green belt separating land uses, providing passive recreational opportunities to people.
- Pollution Reduction Capabilities: Preservation of this land would result in significant reductions to nonpoint source water pollution, and/or, micro climate control, and/or reductions in noise.

The core of the EQC system will be the County's stream valleys. Additions to the stream valleys should be selected to augment the habitats and buffers provided by the stream valleys, and to add representative elements of the landscapes that are not represented within stream valleys. The stream valley component of the EQC system shall include the following elements:

- All 100 year flood plains as defined by the Zoning Ordinance;

- All areas of 15% or greater slopes adjacent to the flood plain, or if no flood plain is present, 15% or greater slopes that begin within 50 feet of the stream channel;
- All wetlands connected to the stream valleys; and
- All the land within a corridor defined by a boundary line which is 50 feet plus 4 additional feet for each % slope measured perpendicular to the stream bank. The % slope used in the calculation will be the average slope measured within 110 feet of a stream channel or, if a flood plain is present, between the flood plain boundary and a point fifty feet up slope from the flood plain. This measurement should be taken at fifty-foot intervals beginning at the downstream boundary of any stream valley on or adjacent to a property under evaluation.

Modifications to the boundaries so delineated may be appropriate if the area designated does not benefit habitat quality, connectedness, aesthetics, or pollution reduction as described above..." On page 101 of the 2000 Edition of the Policy Plan under the heading "Environmental Resources", the Comprehensive Plan states:

"The retention of environmental amenities on developed and developing sites is also important. The most visible of these amenities is the County's tree cover. It is possible to design new development in a manner that preserves some of the existing vegetation in landscape plans. It is also possible to restore lost vegetation through replanting. An aggressive urban forestry program could retain and restore meaningful amounts of the County's tree cover.

**Objective 11: Conserve and restore tree cover on developed and developing sites.
Provide tree cover on sites where it is absent prior to development.**

Policy a: Protect and restore the maximum amount of tree cover on developed and developing sites consistent with planned land use and good silvicultural practices..."

ENVIRONMENTAL ANALYSIS:

This section characterizes the environmental concerns raised by an evaluation of this site and the proposed land use. Solutions are suggested to remedy the concerns that have been identified by staff. There may be other acceptable solutions. Particular emphasis is given to opportunities provided by this application to conserve the County's remaining natural amenities.

Resource Protection Area/Environmental Quality Corridor

Issue:

The subject site falls within the County's Water Supply Protection Overlay District and the Cub Run Watershed in western Fairfax County, as well as within the County's Chesapeake Bay Preservation Area. Cub Run traverses the site on the western boundary of the property. As was noted in application # 2232-Y99-2, prior to the addition of parcel 12C, a significant Resource Protection Area (RPA) and Environmental Quality Corridor (EQC) exists on the western boundary of this site.

The "limits of clearing and grading" for the field house are shown immediately adjacent to the Resource Protection Area, and in some instances the development plan depicts some encroachment of the field house into the RPA.

Resolution:

It is recommended that the applicant accurately depict the Resource Protection Area delineation on the development proposal. In addition, the applicant is encouraged to maintain a "limits of clearing and grading" which avoids encroachment into the RPA. The RPA delineation on the development proposal should reflect the County's Chesapeake Bay Preservation Map.

In the event that jurisdictional wetlands will be affected by the development, it is recommended that the applicant provide documentation, which demonstrates compliance with § 404 of the Clean Water Act, as administered by the Army Corps of Engineers.

Light Pollution

Issue:

Light pollution could present a nuisance to adjacent residential property. No details have been provided.

Resolution:

It is recommended that the applicant offer details for the lighting, which will be used for this recreation center. The applicant is encouraged to choose luminaires, which will be fully cut-off to ensure that no glare projects above the horizontal plane. In addition, light trespass at the property line is to be avoided.

Finally it is recommended that the applicant consult the **Illuminating Engineers Society of North America** to determine acceptable lighting guidelines for this facility.

Soil Constraints

Issue:

The Fairfax County Soil Survey indicates that the subject property has the following soil types: Rowland (12A) which is a hydric soil; Iredell (48B2); Raritan (92B); Catlett (104C2); and Iredell-Mecklenburg (148C2). The Iredell Soils group present serious limitations for foundation stability because of its high shrink-swell potential.

Resolution:

It is suggested that the applicant prepare a soil survey and a geotechnical study so that soil constraints can be addressed in the early stages of development.

Tree Preservation and Restoration

Issue:

The entire site is densely vegetated with a mature deciduous forest. The applicant intends to retain a significant buffer of existing vegetation along Cub Run to be inclusive of the entire Resource Protection Area, which appears to be contiguous with the EQC.

Resolution:

If larger tree save areas can be identified, the applicant is encouraged to incorporate those areas into the development proposal. In addition, the applicant is encouraged to provide a comprehensive landscape plan to accompany the proposal for the purpose of providing as much of a water quality benefit as possible. It is recommended that the applicant work with the Urban Forestry Branch of DPWES regarding tree preservation as well as a comprehensive landscape plan.

TRAILS PLAN:

The Trails Plan Map depicts a bicycle trail and a stream valley trail along Cub Run.

BGD:MAW

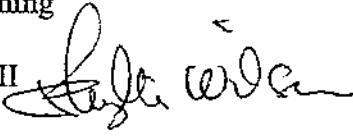
FAIRFAX COUNTY, VIRGINIA

MEMORANDUM

ATTACHMENT D

TO: David S. Jillson, Planner II
Department of Planning and Zoning

DATE: January 11, 2002

FROM: Phyllis Wilson, Urban Forester II
Urban Forestry Branch, OSDS 

SUBJECT: Application 2232-Yo1-33, Fairfax County Park Authority

RE: Request for comments dated November 30, 2001

This review is based upon review of the proposed plan and a site visit conducted on January 3, 2002. The application proposes to revise a plan for the West County Recreation Center, approved by the Planning Commission on January 13, 2000, by the addition of 9.3 acres of land (Parcel 12C) and enlargement of proposed facility buildings and associated parking lots.

The majority of the site, including Parcel 12C, is currently forested with several cover types, which vary according to topography, hydrology and stand age. The portion of the property immediately west of Stonecroft Boulevard is in a state of pioneer regeneration. The immature canopy is composed mainly of eastern redcedar and Virginia pine, with several hardwood species including green ash, red oak, slippery elm and eastern redbud. The understory is undeveloped due to the young age of the stand, but it does include flowering dogwood, American hornbeam, white oak and black cherry as well as herbaceous species and some grass. There is a distinctive boundary between this cover type and the adjacent mature hardwood forest to the west and on Parcel 12C.

A mature hardwood forest consisting primarily of white oak, black oak and northern red oak occupies the majority of the remainder of the property. This cover type occupies the entire slope leading west to the Cub Run floodplain. Canopy species also include green ash, white oak, red oak, slippery elm and hickory. Many of the mature oaks are either dead or in a state of severe decline, possibly due to insect or gypsy moth infestation. The understory includes black cherry, slippery elm, hickory, dogwood, red maple, eastern redbud and eastern redcedar.

A gradual transition between this cover type and bottomland forest tree species exists near the lower portion of slopes adjacent to the Cub Run floodplain.

1. **Comment:** Transitional screening requirements for the Pleasant Valley residential community to the north and northwest will be met through preservation of the RPA. With the proposed additional land included with this revised application, it appears that a substantial amount of existing vegetation will remain undisturbed in the vicinity of Cub Run over that previously approved. No screening is required for the adjoining high school, which abounds most of the subject property. Other industrial uses on property adjoining the site do not require a transitional screening buffer.

Recommendations: Because of the availability of over 800 parking spaces on the adjoining high school property, which will serve as overflow parking for the recreation facility, consideration should be given to reduction of on-site parking to the degree possible. This would permit flexibility and creativity to incorporate more preserved existing vegetation to satisfy the interior and peripheral parking lot landscaping requirements. At a minimum, evergreen trees and/or shrubs should be provided around the parking areas to minimize headlight glare. The applicant is encouraged to consider inclusion of transplanted eastern redcedar, currently predominate on the eastern portion of the site, to help achieve all screening and landscaping goals.

Please contact me at 324-1770 if you have any questions.

PAW/
UFDID# 02-1042

cc: DPZ file
RA file

FAIRFAX COUNTY, VIRGINIA

ATTACHMENT E

MEMORANDUM

TO: David Jillson, DPZ

FROM: Leonard Wolfenstein *LW*
Head, Planning Section, DOT

FILE: 10-5-9

SUBJECT: Stonecroft Recreation Center -- 2232-Y01-33

DATE: January 3, 2002

This department has reviewed the revised proposal by the Park Authority to increase the size of the Recreation Center and Field House. Based on the traffic impact numbers provided by the Park Authority, the resulting increase in vehicles per day does not significantly change from the approved Determination. Consequently, this proposed change in use should have minimal additional impact on the local roadway network. We did not conduct an independent analysis to determine peak hour volumes. More detailed traffic analysis may be necessary at site plan approval.

During the review of the original proposal, this department's primary concern was the parking on the opposite side of Stonecroft Boulevard and the need for large volumes of pedestrian traffic to cross Stonecroft Boulevard. This revised proposal is considerably improved by the consolidation of the parking on the same side of Stonecroft Boulevard as the facilities.

LW:lw

§ 15.2-2232. Legal status of plan. — A. Whenever a local planning commission recommends a comprehensive plan or part thereof for the locality and such plan has been approved and adopted by the governing body, it shall control the general or approximate location, character and extent of each feature shown on the plan. Thereafter, unless a feature is already shown on the adopted master plan or part thereof or is deemed so under subsection D, no street or connection to an existing street, park or other public area, public building or public structure, public utility facility or public service corporation facility other than railroad facility, whether publicly or privately owned, shall be constructed, established or authorized, unless and until the general location or approximate location, character, and extent thereof has been submitted to and approved by the commission as being substantially in accord with the adopted comprehensive plan or part thereof. In connection with any such determination, the commission may, and at the direction of the governing body shall, hold a public hearing, after notice as required by § 15.2-2204.

B. The commission shall communicate its findings to the governing body, indicating its approval or disapproval with written reasons therefor. The governing body may overrule the action of the commission by a vote of a majority of its membership. Failure of the commission to act within sixty days of a submission, unless the time is extended by the governing body, shall be deemed approval. The owner or owners or their agents may appeal the decision of the commission to the governing body within ten days after the decision of the commission. The appeal shall be by written petition to the governing body setting forth the reasons for the appeal. The appeal shall be heard and determined within sixty days from its filing. A majority vote of the governing body shall overrule the commission.

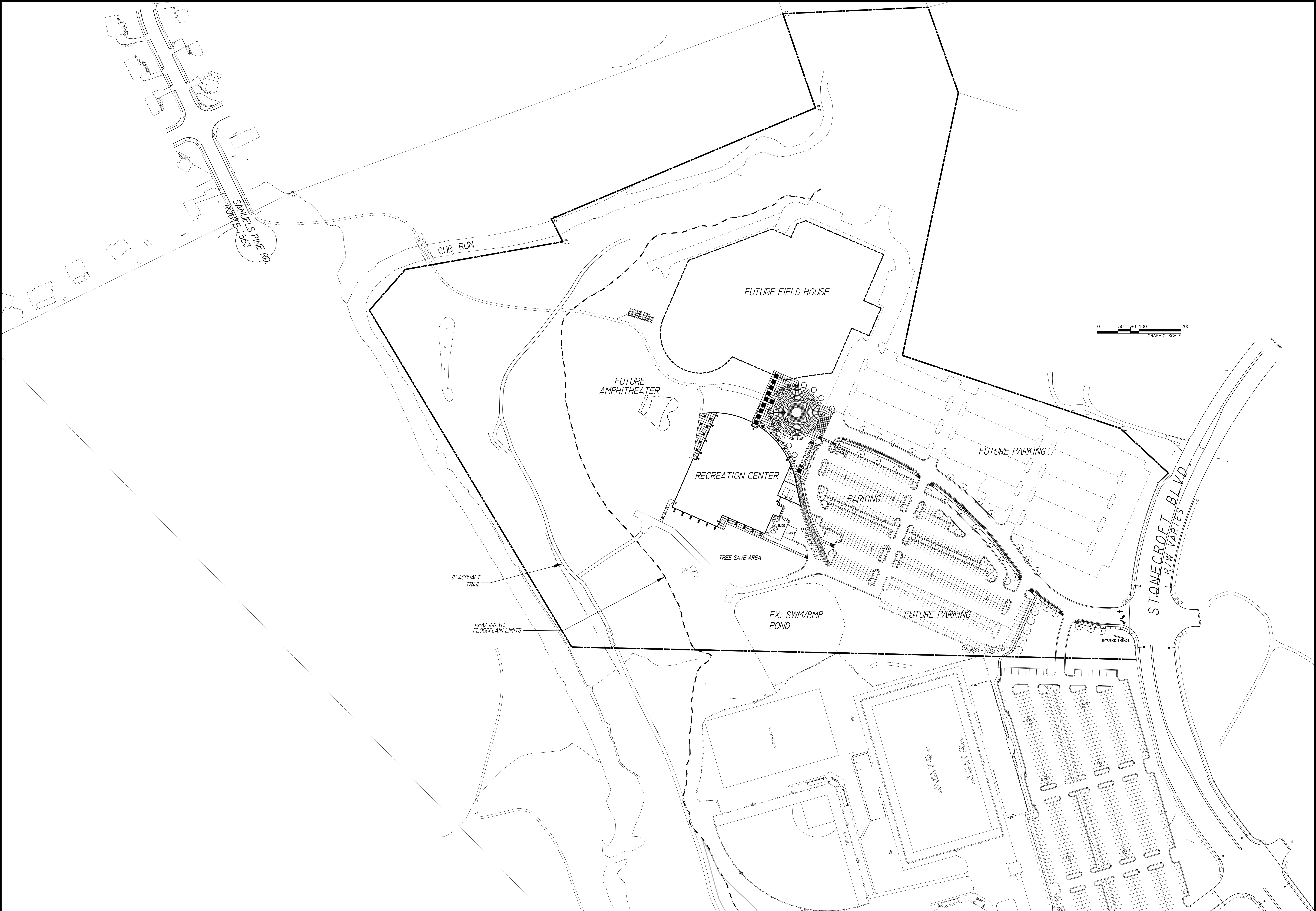
C. Widening, narrowing, extension, enlargement, vacation or change of use of streets or public areas shall likewise be submitted for approval, but paving, repair, reconstruction, improvement, drainage or similar work and normal service extensions of public utilities or public service corporations shall not require approval unless involving a change in location or extent of a street or public area.

D. Any public area, facility or use as set forth in subsection A which is identified within, but not the entire subject of, a submission under either § 15.2-2258 for subdivision or provision 8 of § 15.2-2286 for development or both may be deemed a feature already shown on the adopted master plan, and, therefore, excepted from the requirement for submittal to and approval by the commission or the governing body; provided, that the governing body has by ordinance or resolution defined standards governing the construction, establishment or authorization of such public area, facility or use or has approved it through acceptance of a proffer made pursuant to § 15.2-2303.

E. Approval and funding of a public telecommunications facility by the Virginia Public Broadcasting Board pursuant to Article 6.1 (§ 2.1-563.27:1 et seq.) of Chapter 35.2 of Title 2.1 shall be deemed to satisfy the requirements of this section and local zoning ordinances with respect to such facility with the exception of television and radio towers and structures not necessary to house electronic apparatus. The exemption provided for in this subsection shall not apply to facilities existing or approved by the Virginia Public Telecommunications Board prior to July 1, 1990. The Virginia Public Broadcasting Board shall notify the governing body of the locality in advance of any meeting where approval of any such facility shall be acted upon.

F. On any application for a telecommunications facility, the commission's decision shall comply with the requirements of the Federal Telecommunications Act of 1996. Failure of the commission to act on any such application for a telecommunications facility under subsection A submitted on or after July 1, 1998, within ninety days of such submission shall be deemed approval of the application by the commission unless the governing body has authorized an extension of time for consideration or the applicant has agreed to an extension of time. The governing body may extend the time required for action by the local commission by no more than sixty additional days. If the commission has not acted on the application by the end of the extension, or by the end of such longer period as may be agreed to by the applicant, the application is deemed approved by the commission. (Code 1950, §§ 15-909, 15-923, 15-964.10; 1958, c. 389; 1960, c. 567; 1962, c. 407, § 15.1-456; 1964, c. 528; 1966, c. 596; 1968, c. 290; 1975, c. 641; 1976, c. 291; 1978, c. 584; 1982, c. 39; 1987, c. 312; 1989, c. 532; 1990, c. 633; 1997, cc. 587, 858; 1998, c. 683.)

APPENDIX J
Cub Run Recenter Site Plans

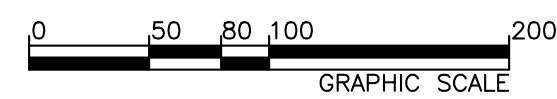


SITE PLAN



**GRIMM +
PARKER**
ARCHITECTS

2 Bethesda Metro Center Suite 1350 Bethesda, MD 20814	1355 Beverly Road Suite 105 McLean, VA 22101	11785 Beltsville Drive Suite 1400 Calverton, MD 20705
Tel 240.223.0500 Fax 240.223.0510	Tel 703.903.9100 Fax 703.903.9755	Tel 301.595.1000 Fax 301.595.0089



SITE PLAN



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